



PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING

August 18, 2021

9:30 AM

This public hearing will be conducted in person *and* virtually using the Zoom platform. If you wish to attend in person, the address is:

2051 Kaen Rd, BCC Hearing Room—4th Floor, Oregon City

The Zoom link to the public hearing and details on how to observe and testify online or by telephone are available on our website: <https://www.clackamas.us/meetings/bcc/landuse>.

All interested parties are invited to attend the hearing in person, online or by telephone and will be provided with an opportunity to testify orally, if they so choose. The staff report and drafts of the proposed amendments are available on our website at <https://www.clackamas.us/meetings/bcc/landuse>. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING

File No.: ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning & Development Ordinance Amendments (FY2021)

Applicants: Clackamas County

Proposal:

ZDO-280 is a package of legislative text amendments to the Clackamas County Comprehensive Plan and Zoning and Development Ordinance (ZDO). The proposed amendments, included in Attachment A, respond to a directive in the adopted Long-Range Planning Work Program for 2019-2021 (Attachment B). Per the Work Program, this project, "Project O-1", is intended to make relatively minor changes to County land use regulations that are necessary to comply with new state and federal mandates, clarify existing language, correct errors, and adopt optional provisions that require only minimal staff analysis.

Staff Contact: Glen Hamburg, Senior Planner, 503-742-4523, GHamburg@clackamas.us

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or email Drenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

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**Land Use Hearing Item
Staff Report to the Board of County Commissioners**

File Number: ZDO-280, *Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY2021)*

Staff Contact: Glen Hamburg, Planning and Zoning Division, ghamburg@clackamas.us

Board of County Commissioners Hearing Date: August 18, 2021

PROPOSAL:

ZDO-280 is a package of legislative text amendments to the Clackamas County Comprehensive Plan and Zoning and Development Ordinance (ZDO). The proposed amendments, included in Attachment A, respond to a directive in the adopted Long-Range Planning Work Program for 2019-2021 (Attachment B). Per the Work Program, this project, "Project O-1", is intended to make relatively minor changes to County land use regulations that are necessary to comply with new state and federal mandates, clarify existing language, correct errors, and adopt optional provisions that require only minimal staff analysis.

Proposed Amendments:

The proposed amendments are specifically to Comprehensive Plan Chapter 4, *Land Use*, Comprehensive Plan Chapter 7, *Public Facilities and Services*, and to 25 separate sections of the ZDO, as shown with summary details in Attachment A. If adopted as recommended by staff, the amendments would accomplish the 12 actions detailed in Pages 2-7 of the July 19, 2021, Staff Report to the Planning Commission.

Action 4 (extending pre-application conference validity to two years), Action 5 (allowing government offices as a conditional use in urban residential zones), Actions 8 and 9 (clarifying requirements and procedures for time extensions and modifications, respectively), Action 11 (recognizing existing allowances in state law for sewer systems and services outside of urban growth boundaries), and Action 12 (other minor/non-substantive "housekeeping" amendments) have generated little to no discussion since they were noticed and public hearings were held, and are supported by the Planning Commission.

Rather, public testimony, Planning Commission deliberations, and questions have largely been focused on other proposed actions and related amendments concerning the following:

A. Action 1: Metal as an Exterior Building Material

Currently, metal is not necessarily allowed as an exterior building material for new institutional, commercial, or industrial development, multifamily dwellings, or developments of more than one two- or three-family dwellings (i.e., multiple duplexes or triplexes on the same lot).

As recommended by the Planning Commission and suggested by the BCC for consideration, the proposed amendments in Attachment A would expressly allow the use of

metal as an exterior building material for these types of developments, in all areas of the County. Furthermore, the surfaces of metal exterior building materials that are subject to rust or corrosion would have to be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion as an intentional design element would have to be stabilized and coated to inhibit future rust and corrosion.

B. Action 2: Property Line Adjustments (PLAs) in Natural Resource Zones

“Natural resource zones” are the Ag/Forest (AG/F), Exclusive Farm Use (EFU), and Timber (TBR) zoning districts. The ZDO currently includes limitations on how property lines can be adjusted between existing lots of record that are in a natural resource zone. Some of those limitations are not imposed by the state, but rather are the County’s own limitations that are in addition to others of the state. For example, the County currently chooses to limit how much land area a lot of record in a natural resource zone can be made smaller by to no more than five percent of the lot of record’s existing size, and allows a reduction in the same lot of record’s size through a PLA only once, despite these limitations not being in state statute or regulation.

The proposed amendments in Attachment A would repeal the County’s own limitations on PLAs in natural resource zones that are optional and not required by the state.

C. Action 3: Commercial Drive-Thru Signs

The ZDO does not provide drive-thru businesses with *any* additional signage allowances than other commercial uses, despite drive-thrus generally needing additional signs in their drive-thru lanes to display menus and other information to customers.

The amendments in Attachment A, if adopted, would allow approved commercial drive-thrus to have signs that are no taller than eight feet and that are oriented toward drive-thru lanes, in addition to the sign allowances they and any other commercial business are already allowed to have.

Clackamas County’s adopted Roadway Standards, which are administered by the Transportation Engineering Division, already include intersection sight distance, roadside, and clear zone requirements intended to ensure that there is sufficient driver visibility and that roadsides remain free of fixed objects. Chapter 7.03 of the County Code also has regulations addressing road use impediments and activities on private property, including the erection of signs, which impact the safe use of roads. Furthermore, ADA requirements address obstructions to sidewalks and multiuse paths, and existing provisions of the ZDO require on-site walkways to be clearly identifiable to motorists. Drive-thru signs must comply with these existing requirements, even if the proposed amendments are adopted.

D. Action 6: Healthcare Services Accessory to a Place of Worship

The ZDO and state law already allow customarily permitted uses that are accessory to places of worship, and these laws include *non-exclusive* lists of examples of such accessory uses. The lists of examples do not expressly mention healthcare services as a use that can be allowed accessory to a place of worship, but healthcare services may, nonetheless, already be an allowable accessory use today. An applicant can follow an existing process in the ZDO for a formal determination of whether a particular use, such as healthcare services, while not mentioned in the list of examples, is indeed allowed accessory to an approved place of worship on a specific property, but that process takes time and costs money, and the resulting determination would only apply to their property.

The amendments in Attachment A would effectively expand the list of examples of uses that are explicitly allowed accessory to a place of worship, while retaining the opportunity for any party to request approval of other accessory uses that are still not in a list of examples. The

proposed amendments would not allow any “new” land use per se, but rather would clarify that charitable healthcare services operated as a 501(c)(3) and occupying no more than 10 percent of the total floor area of all structures associated with a place of worship on the same property would be considered a customarily permitted use accessory to a place of worship.

E. Action 7: Implementation Period for Hospitals, Public Facilities, and Places of Worship

The federal *Religious Land Use and Institutionalized Persons Act of 2000* (RLUIPA) includes protections for places of worship from discrimination in zoning laws. RLUIPA prohibits zoning laws that substantially burden places of worship, except for when they are the least restrictive means of furthering a compelling governmental interest.

The ZDO generally requires a conditional use permit for places of worship, as well as for hospitals and certain public facilities, such as public schools, libraries, police stations, and utilities. However, the ZDO allows hospitals and public facilities to be implemented within 10 years of receiving approval, while requiring all other conditional uses, including places of worship, to be implemented within four years. The shorter timeframe allowed for establishing an approved place of worship could be a violation of RLUIPA if it is not the least restrictive means the County has for furthering a compelling governmental interest.

To avoid the potential for a RLUIPA violation, the amendments in Attachment A would require that hospitals and public facilities approved with a conditional use permit be implemented within the same four-year period as all other conditional uses, including places of worship.

However, an alternative that could be considered by the BCC would be to give places of worship the same 10-year implementation period as hospitals and public facilities.

F. Action 10: Dog Services Clarifications

While not expressly listed in the ZDO as a permitted use in the Community Commercial (C-2) zoning district, the County already determined in a formal 2016 land use decision (File No. Z0621-16-1) that commercial dog boarding, daycare, washing, and grooming facilities are allowable in the zoning district today, subject to certain limitations.

As explained in the 2016 decision, dog boarding, daycare, washing, and grooming facilities in the C-2 District cannot, per still-existing ZDO restrictions, include processes or equipment that are “objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried wastes”; these restrictions may practically compel such dog services to occur entirely indoors, in order to ensure that they are not causing objectionable odors, noise, or other impacts. Existing ZDO provisions also require that all storage of materials and merchandise associated with these dog services (e.g., dog food, cages, cleaning supplies) be “confined and contained within completely enclosed buildings”. A newly-proposed dog service’s ability to comply with these restrictions is evaluated as part of a design review permit application, a type of land use application that includes notice to neighbors before approval. It is the case, however, that the design review process captures new development but does not often apply to tenant changes in existing buildings where no substantial exterior modifications are proposed.

For ease of reference only, the amendments in Attachment A would simply identify commercial dog boarding, dog daycare, and dog grooming facilities as already permitted uses in the C-2 District, subject to the existing restrictions mentioned above. No new allowances or restrictions are proposed.

RELATED PRIOR BCC ACTION:

The BCC authorized the Long-Range Planning Work Program with this amendments project on May 7, 2019.

Staff also briefed the BCC on Actions 1-5 and 8-12 of this proposal at a May 4, 2021, policy session. The amendments related to these actions in Attachment A, including those concerning metal as an exterior building material, property line adjustments, commercial drive-thru signs, and dog services in the C-2 District, reflect the BCC's specific direction on these measures given at the May 4 policy session. Action 6 related to healthcare services accessory to a place of worship was discussed at an Issues session of the BCC after the May policy session.

PLANNING COMMISSION ACTION:

On April 12, 2021, prior to the BCC's May policy session, the Planning Commission held a study session to consider the issues addressed by Actions 1-5 and 8-12 and to provide direction to staff on the amendments' scope.

The Planning Commission also held a public hearing on all of the proposed amendments, including those addressed by Actions 6 and 7, on July 26 before voting on a recommendation to the BCC. The Planning Commission's unanimous (vote of 6-0) recommendation was for adoption of all of the amendments as now listed in Attachment A, including additional clarifying amendments to ZDO Section 1107, *Property Line Adjustments*, except that on a separate motion (vote of 4-2) the Planning Commission voted to recommend that the amendments:

- As recommended by staff, modify Comprehensive Plan Policy 4.F.3 to clarify that healthcare services accessory to places of worship are permitted in rural reserves; and
- Do not include a cap on the amount of total floor area that a charitable healthcare service can occupy and still be considered "accessory to" a place of worship.

These additional amendments are not reflected in Attachment A, for the following reasons:

1. Following the Planning Commission hearing, staff concluded that it is not necessary to amend Comprehensive Plan Policy 4.F.3, because ZDO-280 is not proposing any "new" land use be allowed in rural (or urban) reserves. Rather, the amendments related to charitable healthcare services accessory to a place of worship are, in effect, an expansion of existing, non-exclusive lists of examples of uses that may already be determined to be permitted accessory to a place of worship;
2. Capping the amount of total floor area that charitable healthcare services can occupy helps ensure that the proposed healthcare services are indeed accessory and subordinate to a place of worship on the same property, as would be required;
3. Even with the caps proposed by staff in Attachment A, an applicant can still follow an existing process for consideration of *more* floor area for healthcare services accessory to a place of worship; and
4. Expressly listing charitable healthcare services of a specific, smaller size as an allowable accessory use provides some regulatory certainty and removes a potentially complex step of an applicant needing to demonstrate in a formal land use application that such healthcare services are indeed accessory and subordinate to the place of worship.

CPO AND HAMLET RECOMMENDATIONS:

All the County's CPOs and hamlets were sent notice of this proposal on June 21, 2021. No CPO or hamlet has commented.

SIGNIFICANT ISSUES:

The following two issues that the proposed amendments concern were the focus of most of the Planning Commission's discussion and public comments.

- 1. Should healthcare services, including counseling services, that occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property and operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code be expressly listed in the ZDO as an allowed use accessory to a place of worship approved pursuant to ZDO Section 804?***

On the one hand:

- A floor area limitation for "outright" approval helps ensure the services are an accessory use, as required;
- A floor area limitation for "outright" approval does not remove the opportunity to request approval of additional floor area; and
- Expressed floor area limitations provide regulatory certainty; and
- Interested parties have supported the proposed limitations on the accessory use.

On the other hand:

- The majority of Planning Commission members in attendance during the July 26 public hearing recommend no floor area limitation, due, at least in part, to support for requiring formal land use review to determine whether the healthcare services are truly accessory.

- 2. Should the implementation period for hospitals and public facilities approved as a conditional use be reduced from 10 years to four years, such that their implementation period is the same as that for all other conditional uses, including places of worship?***

On the one hand:

- Continuing to provide 10 years for implementation of some conditional uses, but only four years for places of worship, may be a RLUIPA violation;
- The County may have an interest in requiring approved conditional uses to be implemented sooner than 10 years;
- All conditional uses are eligible for a two-year time extension;
- Administratively, it may be easier to require that all conditional uses be implemented within the same amount of time.

On the other hand:

- The County may have a compelling governmental interest in allowing conditional use approvals for hospitals and public facilities to be implemented within 10 years; and
- The County has the alternative option of allowing places of worship to be implemented within 10 years to avoid a potential RLUIPA violation.

STAFF RECOMMENDATION:

Staff recommends adoption of the amendments in Attachment A. Doing so would achieve the 12 actions detailed in Pages 2-12 of the Staff Report to the Planning Commission, with the additional amendments to ZDO Section 1107, *Property Line Adjustments*, recommended by the Planning Commission, and also with an opportunity for charitable healthcare services that do not exceed 10 percent of all structures associated with places of worship on the same property to be approved as an accessory use, but *without* amendments to Comprehensive Plan Policy 4.F.3 that Planning Staff now find are not necessary.

ZDO-280:

Minor and Time Sensitive
Comprehensive Plan and Zoning and Development Ordinance
Amendments (FY2021)



Board of County Commissioners Public Hearing
August 18, 2021

PACKETS

- Staff Report and PowerPoint
- Planning Commission Staff Report and Minutes
- Attachment A: Proposed Amendments and Summaries
- Exhibits (122 comments)

BACKGROUND

Adopted Work Program (Attachment B) Directive:

- Minor/time-sensitive amendments
- Minimal analysis

BACKGROUND

Planning Commission Study Session:
April 12

BCC Policy Session:
May 4

Planning Commission Hearing:
July 26



PROPOSAL

12 proposed actions:

1. Metal as an exterior building material
2. PLAs in natural resource zones
3. Commercial drive-thru signs
4. Pre-application conference validity period
5. Government offices as conditional uses in residential zones
6. **Healthcare accessory to places of worship**

PROPOSAL

12 proposed actions:

7. **Implementation period for hospitals, public facilities, etc.**
8. Time extension clarifications
9. Modification clarifications
10. Dog services clarifications
11. Sewer systems/service outside UGBs
12. Other minor/non-substantive ZDO changes

SIGNIFICANT ISSUE #1

Should healthcare services, including counseling services, that occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property and operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code be expressly listed in the ZDO as an allowed use accessory to a place of worship approved pursuant to ZDO Section 804?

On the one hand...

- Regulatory certainty with expressed floor area limitation in ZDO
- Use must be accessory, and floor area limitation helps ensure/define that
- Still an opportunity for approval of additional floor area

On the other hand...

- Support by some Planning Commissioners for no floor area limitation

SIGNIFICANT ISSUE #2

Should the implementation period for hospitals and public facilities approved as a conditional use be reduced from 10 years to four years, such that their implementation period is the same as that for all other conditional uses, including places of worship?

On the one hand...

- RLUIPA concerns
- Potential benefits of reducing 10-year implementation period
- Still an opportunity for two-year time extension

On the other hand...

- May be a “compelling governmental interest” in more time for certain uses
- Could give places of worship 10 years to avoid potential RLUIPA violation

STAFF FINDINGS & RECOMMENDATION

Staff recommends **approval** of amendments in Attachment A, which:

- Address Work Program priorities
- Reflect prior BCC direction
- Meet applicable approval criteria



THANK YOU





STAFF REPORT

TO: Planning Commission

FROM: Glen Hamburg, Senior Planner (Email: ghamburg@clackamas.us)

DATE: July 19, 2021

RE: File ZDO-280, *Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)*

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BACKGROUND

The adopted 2019-2021 Long-Range Planning Work Program (Attachment B) includes a project titled “Minor and Time-Sensitive ZDO Amendments”. This project is intended to focus annually on relatively minor changes to the County’s Comprehensive Plan and Zoning and Development Ordinance (ZDO) to comply with any new state and federal mandates, clarify existing language, correct errors, or adopt optional provisions that require only minimal analysis.¹

This year, with Ordinance ZDO-280, staff is proposing a number of such amendments that have been identified as priorities for Fiscal Year (FY) 2021 during a study session with the Planning Commission on April 12, in a policy session with the Board of County Commissioners (BCC) on May 4, and in subsequent directives by members of the BCC.

There will be at least two public hearings on this proposal: one before the Planning Commission on Monday, July 26, and another before the BCC currently scheduled for Wednesday, August 18. The Planning Commission provides a recommendation to the BCC, who would ultimately decide whether the ordinance is adopted.

¹ The last package of such “minor amendments” was Ordinance ZDO-276, which was adopted by the BCC in September 2020.

PROPOSAL

ZDO-280 proposes text amendments to Comprehensive Plan Chapter 4, *Land Use*, Comprehensive Plan Chapter 7, *Public Facilities and Services*, and to 25 separate sections of the ZDO². The amendments are included with summary outlines in Attachment A.

The proposed amendments would accomplish **12 actions**. Following is a list of those 12 actions, as well as brief explanations of the context behind each action and how the actions would be accomplished with the proposed amendments.

1. Expand allowances for metal as an exterior building material for certain types of new development in all areas of the County, including but not limited to the Fuller Road Station Community, Sunnyside Village, and Government Camp.

ZDO Section 1005 currently limits the type of exterior building materials that can be used for new institutional, commercial, and industrial development, multifamily dwellings, and developments of more than one two- or three-family dwellings (i.e., multiple duplexes or triplexes on the same lot).

The existing limitations differ slightly depending on the particular area of the County where the development is located, but they generally allow the use of brick, tile, masonry, stucco, stone or synthetic equivalent, pre-cast masonry, gypsum reinforced fiber concrete, wood lap siding, architecturally treated concrete, glass, and/or wood, while prohibiting the use of metal as an exterior building material, unless:

- The particular proposed exterior, including the metal siding, is found to be "high-image", a term which is not defined in the ZDO; or
- The developer can show that their proposed metal exterior would result in a development that achieves stated purposes for the site and building design standards as well or better than other allowed exterior materials. (This option is available in most but not all areas of the County.)

As suggested for consideration by the Planning Commission and BCC, ZDO-280 proposes amendments to Section 1005 that would repeal these existing limitations on metal and expressly identify metal as an acceptable exterior building material in all areas of the County. Consistent with the suggestion that all areas of the County have the same allowances for metal, without regard to type, ZDO-280 also proposes to repeal existing

² The ZDO sections proposed to be amended are Sections: 202, *Definitions*; 315, *Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30)*, *Village Standard Lot Residential (VR-5/7)*, *Village Small Lot Residential (VR-4/5)*, *Village Townhouse (VTH)*, *Planned Medium Density Residential (PMD)*, *Medium Density Residential (MR-1)*, *Medium High Density Residential (MR-2)*, *High Density Residential (HDR)*, *Village Apartment (VA)*, *Special High Density Residential (SHD)*, and *Regional Center High Density Residential (RCHDR) Districts*; 316, *Rural Area Residential 1-Acre (RA-1)*, *Rural Area Residential 2-Acre (RA-2)*, *Recreational Residential (RR)*, *Rural Residential Farm Forest 5-Acre (RRFF-5)*, *Farm Forest 10-Acre (FF-10)*, and *Future Urban 10-Acre (FU-10) Districts*; 317, *Mountain Recreational Resort (MRR)* and *Hoodland Residential (HR) Districts*; 401, *Exclusive Farm Use District (EFU)*; 406, *Timber District (TBR)*; 510, *Neighborhood Commercial (NC)*, *Community Commercial (C-2)*, *Regional Center Commercial (RCC)*, *Retail Commercial (RTL)*, *Corridor Commercial (CC)*, *General Commercial (C-3)*, *Planned Mixed Use (PMU)*, *Station Community Mixed Use (SCMU)*, *Office Apartment (OA)*, *Office Commercial (OC)*, and *Regional Center Office (RCO) Districts*; 511, *Village Community Service District (VCS)*; 512, *Village Office District (VO)*; 513, *Rural Tourist Commercial (RTC)* and *Rural Commercial (RC) Districts*; 602, *Business Park, Light Industrial, and General Industrial Districts (BP, LI and GI)*; 604, *Rural Industrial District (RI)*; 707, *Historic Landmark (HL)*, *Historic District (HD)*, and *Historic Corridor (HC)*; 804, *Places of Worship*; 835, *Wireless Telecommunications Facilities*; 1003, *Hazards to Safety*; 1005, *Site and Building Design*; 1010, *Signs*; 1012, *Lot Size and Density*; 1105, *Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats*; 1107, *Property Line Adjustments*; 1203, *Conditional Uses*; 1307, *Procedures*; 1309, *Modification*; and 1310, *Time Extension*.

limitations in Section 1005 on the use of galvanized or corrugated metal roofing in Government Camp.

If the proposed amendments are adopted, the surfaces of metal exterior building materials that are subject to rust or corrosion would have to be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion as an intentional design element would have to be stabilized and coated to inhibit future rust and corrosion.

2. Repeal limitations on property line adjustments (PLAs) in natural resource zones that are optional for the County, and align PLA requirements with state law.

“Natural resource zones” are the Ag/Forest (AG/F), Exclusive Farm Use (EFU), and Timber (TBR) zoning districts. The ZDO includes limitations on how property lines can be adjusted between existing lots of record that are in a natural resource zone. Some of those limitations are not imposed by the state, but are rather the County’s own limitations that are in addition to others of the state. For example, the County currently chooses to limit how much land area a lot of record in a natural resource zone can be made smaller by to no more than five percent of the lot of record’s existing size, and allows a reduction in the same lot of record’s size through a PLA only once, despite these limitations not being in state statute or regulation.

ZDO-280 proposes amendments to ZDO Section 1107 that would repeal the County’s limitations on PLAs in natural resource zones that are optional and not required by the state. It also proposes to incorporate the state’s rules for natural resource zone PLAs³, which already apply in the County, in the ZDO for user clarity. Proposed amendments to Section 1307 would require a Type II⁴ application process for reviewing all natural resource zone PLAs because the standards and criteria for approval are not strictly clear and objective and analysis generally requires the exercise of limited staff discretion, therefore warranting the public notice and the opportunity for appeal the Type II process provides.

3. Allow approved commercial drive-thrus to have signs that are no taller than eight feet and that are oriented toward drive-thru lanes, in addition to the sign allowances they and any other commercial business are already allowed to have.

ZDO Section 1010 regulates the type, amount, and location of signage that a commercial development can have. Currently, the ZDO does not specifically provide drive-thru businesses with any additional signage allowances than other commercial uses, despite drive-thrus generally needing additional signs in their drive-thru lanes to display menus and other information to customers.

As suggested by the Planning Commission during their April study session, ZDO-280 proposes to amend Section 1010 to allow approved commercial drive-thrus to have signs that are no taller than eight feet and that are oriented toward drive-thru lanes, in addition to the sign allowances they and any other commercial business are already allowed to have.

³ Oregon Revised Statutes (ORS) 92.192(4), ORS 215.283(1)(d), Oregon Administrative Rules (OAR) 660-006-0026(7), and OAR 660-033-0100(8)

⁴ Per ZDO Subsection 1307.07(A)(2), Type II permits are administrative in nature and involve land use actions governed by standards and approval criteria that generally require the exercise of limited discretion. Impacts associated with the land use action may require imposition of conditions of approval to minimize those impacts and to ensure compliance with state law and the ZDO. The Type II procedure is an administrative review process, where the review authority reviews the application for conformance with the applicable standards and approval criteria and issues a decision.

4. Extend the validity period of pre-application conferences from one to two years.

ZDO Section 1307 states that, before an application can be submitted for certain types of land use permits, including applications for conditional uses, partitions, subdivisions, design review, and zone changes, the applicant must have completed a pre-application conference (“pre-app”). The pre-app is an informal meeting with County staff and representatives of other interested agencies to provide the prospective applicant information on development regulations, policies, procedures, and fees relevant to their specific project. At the pre-app, prospective applicants are provided a preliminary review of their proposal for compliance with applicable development standards; significant issues and design alternatives are identified; and project-specific questions are answered.

Section 1307 currently limits the validity of a pre-app to one year. If a complete land use permit application for the prospective development is not submitted within one year of the pre-app, a new pre-app must be paid for, scheduled, and held with the prospective applicant, even if the development proposal has not changed.

As requested by the BCC for consideration in this package of amendments, ZDO-280 proposes to amend Section 1307 in order to extend the validity period from one year to two years, thereby giving members of the public more time to submit an application following their pre-app.

5. Allow offices for government uses as a conditional use in all urban residential zones.

In most urban residential zones, the ZDO allows a broad range of governmental uses, such as fire stations, libraries, public schools, public utility facilities, and public parks, as well as accessory offices that are clearly ancillary to and necessary to support an approved government use on the same property, such as an office for fire station staff or for a school principal.

In contrast to most other zones, however, ZDO Section 315 does not allow offices for governmental uses in most urban residential zones when those offices are *not* ancillary to and necessary for the operation of another permitted government use on the same property. For example, a fire district could not co-locate offices for the entire fire district on the same site as a neighborhood fire station or establish just the office use on the site.

ZDO-280 proposes to amend Section 315 to allow government offices as a conditional use in all residential zones, as suggested by both the Planning Commission and BCC for consideration this past spring.

Before a conditional use permit can be approved, there must be at least one public hearing. Per existing requirements in Section 1203 that would remain even with the adoption of ZDO-280, a conditional use permit can only be approved with a finding that:

- The characteristics of the subject property are suitable for the proposed use;
- Safety of the transportation system is adequate to serve the proposed use; and
- The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses allowed in the zoning district(s) in which surrounding properties are located.

6. Allow charitable healthcare services accessory to a place of worship approved as a conditional use, subject to standards, and recognize existing allowances in state law for other uses accessory to a place of worship.

In addition to other land uses already allowed by the ZDO when accessory to a place of worship (e.g., parking lots and storage buildings), ZDO-280 proposes amendments to ZDO Section 804 to allow healthcare services, including counseling, as a use accessory to a place of worship, provided the healthcare services:

- Occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property; and
- Are operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code.

ZDO-280 would also expressly list in Section 804 land uses that are already allowed under state law⁵ when accessory to places of worship, such as weddings, funerals, religion classes, and meal programs.

7. Align the implementation period for approved places of worship with the implementation period for approved hospitals and public facilities.

The federal *Religious Land Use and Institutionalized Persons Act of 2000* (RLUIPA) includes protections for places of worship (e.g., churches, gurdwaras, mosques, synagogues, temples, or other religious assemblies) from discrimination in zoning laws. RLUIPA prohibits zoning laws that substantially burden places of worship, except for when they are the least restrictive means of furthering a compelling governmental interest.

The ZDO generally requires a conditional use permit for places of worship, as well as for hospitals and certain public facilities, such as public schools, libraries, police stations, and utilities. However, ZDO Section 1203 allows hospitals and public facilities to be implemented within 10 years of receiving approval, while requiring places of worship to be implemented within four years. The shorter timeframe allowed for establishing an approved place of worship could be a violation of RLUIPA if it is not the least restrictive means the County has for furthering a compelling governmental interest.

To avoid the potential for a RLUIPA violation, ZDO-280 proposes to amend Section 1203 to require that hospitals and public facilities approved with a conditional use permit be implemented within the same four-year period as places of worship approved with a conditional use permit.

However, an alternative that could be considered would be to give places of worship the same 10-year implementation period as hospitals and public facilities.

8. Establish times for when a time extension on an approved land use decision can be requested, and clarify how a time extension's approval period is calculated.

Except for hospitals and certain public facilities as described above, development approved in a land use permit generally must be implemented within four years of approval, though permit applicants are allowed to have two more years to implement certain land use approvals with an approved time extension. However, there is no standard for when a request for a time extension can be made. The ZDO also does not specify when the time extension's two-year approval period begins.

⁵ ORS 215.441(1)

ZDO-280 proposes to amend ZDO Section 1310 to allow a time extension to be requested within one year of the expiration of the initial approval period. If a modification to the initial approval is approved before the initial approval is implemented, a time extension could be requested within one year of the expiration of the modification's implementation period. ZDO-280 also proposes to clarify that a time extension is valid for two years from the date of the final written decision on the time extension, or for two years from the date of expiration of the initial approval period for the land use permit, whichever is longer.

9. Clarify that, when a modification is approved for a land use permit that is still within its implementation period, the implementation period for the project, as modified, restarts.

An applicant can already request a modification to certain land use approvals, even before those approvals are fully implemented. The time period for implementing an approved modification is the same as the implementation period for the initial approval. ZDO-280 would clarify in ZDO Section 1309 that, when a modification is approved for a land use permit that is still within its (typically four-year) implementation period, the implementation period for the project, as modified, restarts.

10. Identify commercial dog boarding, dog daycare, and dog grooming facilities as already permitted uses in the Community Commercial (C-2) District.

While not expressly listed in the ZDO as a permitted use in the C-2 zoning district, the County already determined in a formal, binding 2016 land use decision⁶ that commercial dog boarding/daycare/wash and grooming facilities are similar to one or more other land uses allowed in that zoning district and are, therefore, also allowable in the zoning district today. ZDO-280 would formally amend ZDO Table 510-1: *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*, to identify that these uses are indeed already permitted in the C-2 District. To be sure, the proposal is not to newly allow any particular land use, but rather to codify an existing allowance for clarity.

11. Recognize existing allowances in Oregon Revised Statutes (ORS) for sewer system components, and for extension of sewer service, outside an urban growth boundary (UGB).

ORS chapter 660, division 11 allows for sewer system components in rural areas to serve lands in UGBs, and for sewer systems and extensions of sewer systems to serve lands outside a UGB and unincorporated community, subject to certain standards and criteria. For clarity, ZDO-280 would recognize this allowance with text amendments to Comprehensive Plan Chapters 4 and 7 and relevant sections of the ZDO, and would amend the ZDO to provide a Type II approval pathway consistent with statute.

12. Make minor/non-substantive changes to the ZDO:

ZDO-280 would also make non-substantive "housekeeping" amendments to ZDO Sections 202, 316, 317, 401, 406, 510, 511, 512, 513, 602, 604, 707, 835, 1003, 1012, 1105, 1107, and 1307 to accomplish the following:

- Identify the full list of currently required permit types;
- Simplify existing regulatory language related to replats;

⁶ The determination was made in a Similar Use Authorization, a type of Planning Director Interpretation, with file number Z0621-16-I.

- Clarify that a property line adjustment (PLA) or replat cannot separate certain accessory uses from the primary use on the same property;
- Clarify: that an adjustment of a common property line between two undersized lots is permissible, subject to standards; that two lots can be consolidated through a PLA process; and that a replat is needed/possible to modify more than one platted property line at once and to increase the number of lots in a recorded plat;
- Clarify that a Type II land use application is needed for development on identified mass movement hazards when not associated with another application;
- Clarify that land divisions along a boundary between Forest and Agriculture Comprehensive Plan land use designation boundaries are prohibited under state law, unless the resulting parcels meet the applicable minimum lot size or certain exceptions to the minimum lot size;
- Reiterate that roads are allowed outright in urban and rural zones pursuant to existing Comprehensive Plan polices; and
- Correct typographic errors, inconsistent terminology, and outdated references and citations.

SIGNIFICANT ISSUES

Of the 12 actions that are proposed in ZDO-280, three were the focus of most discussion at the Planning Commission's study session in April and at the BCC's policy session in May and could warrant additional discussion. They include those related to: the use of metal as an exterior building material (Action 1, Page 2); allowances for commercial drive-thru signs (Action 3, Page 3); and the validity period of pre-application conferences (Action 4, Page 4). Two other proposed actions, including an allowance for charitable healthcare services accessory to approved places of worship (Action 6, Page 5) and repealing the 10-year implementation period for certain conditional uses (Action 7, Page 5), were not considered in the April or May meetings, and therefore warrant discussion prior to approval of a recommendation to the BCC. Staff presents those "significant issues" below as questions for consideration, with potential outcomes:

1. ***Should metal be expressly allowed as an exterior building material for institutional, commercial, industrial, and multifamily developments, and for developments of more than one two- or three-family dwelling – in all areas of the County and regardless of the type of metal – provided: (1) the surfaces of metal exterior building materials that are subject to rust or corrosion are coated to inhibit such rust and corrosion, and; (2) the surfaces of metal exterior building materials with rust or corrosion as an intentional design element are stabilized and coated to inhibit future rust and corrosion?***

On the one hand:

- Metal, including metal that is intentionally rusted, is regarded as a desired design element;
- Existing allowances only for metal as an exterior building material determined to be "high-image", a term which is undefined and subjective, can create uncertainty for prospective developers and difficulties for regulators;
- Reducing restrictions on the type of exterior building materials that can be used may help facilitate commercial, industrial, and residential development; and
- Uniform allowances for exterior building materials County-wide may be easier to administer and may be easier for developers to understand.

On the other hand:

- Metal siding on lower portions of industrial buildings may be more prone to unattractive denting by vehicles and equipment;
- Developers would need to demonstrate how their proposed metal is coated to inhibit future rust or corrosion;
- Some areas of the County have developed certain aesthetics that do not include the use of metal as an exterior building material, which may be worth preserving; and
- Existing prohibitions on corrugated metal roofing in the Government Camp area are the result of local input.

2. *Should commercial drive-thrus be allowed to have signs for drive-thru customers, in addition to the signs they and all other commercial businesses are already allowed, provided the drive-thru signs are no taller than eight feet and are oriented toward drive-thru lanes?*

On the one hand:

- Drive-thru businesses generally need signs for display of information (e.g., menu items) to their drive-thru customers, in addition to signs advertising their business;
- Even with the proposed allowances, new drive-thru businesses will still require design review approval, with consideration of proposed signs;
- The proposed standards could help to ensure that the drive-thru signs are not used for advertising to people off-site in a manner that is not afforded to *non*-drive-thru businesses; and
- The County is prohibited from regulating signs according to their content, so it would not be possible to create standards for drive-thru signs based on what the signs display.

On the other hand:

- The proposal in ZDO-280 does not limit the number of drive-thru signs that a commercial drive-thru may have, and an excessive number of drive-thru signs may be considered unsightly.

3. *Should the validity period of a pre-application conference (“pre-app”) be extended from one year to two years?*

On the one hand:

- The current one-year may be too short to complete an approvable land use application, particularly for more complex proposals;
- Staff has found that, roughly half a dozen times per year, applicants must redo a pre-app before they can apply for land use approval because they exceeded the one-year period, leading to project delays and costs and requiring additional staff time;
- Other procedural timeframes in the ZDO are based on years, rather than months, and having a year-based standard would be easier for staff and applicants to calculate; and
- Other local jurisdictions do not have a one-year pre-app validity period. The cities of Portland and Milwaukie, for example, have a two-year validity period. In Gladstone, there is no expiration date on a pre-app’s validity.

On the other hand:

- The Planning Commission considered in its April study session that a two-year pre-app validity period may be too long; and
- A longer pre-app validity period increases the chances that applicable regulations change before an application is submitted.

4. Should approved places of worship be allowed to provide healthcare services, provided: such services occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property; and are operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code?

On the one hand:

- Places of worship may customarily engage in charitable endeavors, including the provision of healthcare; and
- If proposed as part of a new place of worship, or a substantial modification of an existing one, the potential land use impacts of such healthcare services, including traffic, would be considered in the conditional use permit application review process. A less substantial modification *may* require review through a Type II land use application process.

On the other hand:

- Charitable healthcare services would not be allowed in certain zoning districts, such as rural residential zoning districts, *unless* accessory to a place of worship, meaning that the same healthcare land use could not be conducted in such zones if it is not associated with religious worship services on the same property; and
- 10 percent of the combined floor area of all structures may be too excessive, considering that places of worship can include large assembly areas, classrooms, cafeterias, storage facilities.

5. Should the 10-year implementation period for hospitals and public facilities approved with a conditional use permit be reduced to the same four-year period as places of worship approved with a conditional use permit?

On the one hand:

- Providing less time for implementation of an approved place of worship than a hospital or public facility may be a RLUIPA violation if it is not the least restrictive means the County has for furthering a compelling governmental interest; and
- The ZDO already allows for a time extension on a hospital or public facility approved with a conditional use permit, potentially providing more than just four years to implement an approval.

On the other hand:

- The County may have a compelling governmental interest in allowing hospitals and public facilities more time to implement an approval than a place of worship, thereby avoiding a RLUIPA violation;
- Approvals for hospitals or certain public facilities, such as schools, colleges, courthouses, correctional institutions, and treatment plants, may take longer to implement than an approval for a place of worship; and
- A time extension requires the proposed development be consistent with relevant ZDO provisions at the time the time extension request is made, rather than the provisions that applied at the time the original approval was issued. A time extension also cannot be approved if, since the original decision, there have been any changes on the subject property or in the surrounding area that would be cause for reconsideration of the original decision. These limitations mean that a previously-approved hospital or public facility may not qualify for a time extension.

PUBLIC NOTICE & COMMENTS

Notice of the proposed amendments in ZDO-280 was sent to:

- All cities within the County;
- All County Community Planning Organizations (CPOs) and Hamlets;
- Clackamas County's Design Review Committee; and
- DLCDC, Metro, ODOT, Oak Lodge Sanitary District, Water Environment Services (WES), and other interested agencies.

Notice was also published in the newspaper and online. To date, Planning and Zoning has received 10 (ten) written comments from members of the public.

ANALYSIS & FINDINGS

1. Statewide Planning Goals:

This section of the report includes findings on ZDO-280's consistency with Statewide Planning Goals. However, proposed Actions 7-12, and the proposal in Action 6 to recognize existing allowances in state law for other uses accessory to a place of worship, are necessary to conform to state or federal mandates, codify or clarify existing rules, or otherwise do not warrant findings for consistency with Statewide Planning Goals.

Goal 1 – *Citizen Involvement*:

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process" and requires the County to have a citizen involvement program with certain features.

ZDO-280 does not propose any change to the *Citizen Involvement* chapter (Chapter 2) of the County's Comprehensive Plan. The only Comprehensive Plan amendments that would be made by ZDO-280 would be to Chapter 4, *Land Use*, and Chapter 7, *Public Facilities and Services*, in order to incorporate existing allowances in OAR 660-011-0060 for sewer systems and their components in Rural designated areas and to repeal redundant provisions.

ZDO Section 1307 implements policies of Comprehensive Plan Chapter 2, and contains adopted and acknowledged procedures for citizen involvement and public notification of land use applications. Notice of ZDO-280 has been provided consistent with the requirements of Section 1307, including to DLCDC, all cities in the County, and all active and recognized CPOs and Hamlets 35 days before the first public hearing. Notice of the ordinance and its scheduled hearings was published in *The Oregonian* more than 10 days in advance and has also been posted on County websites. Before a final decision on ZDO-280 can be made, there will have been at least two public hearings: one before the Planning Commission and another before the BCC.

The amendments proposed in ZDO-280 themselves respond to requests for consideration made by members of the public through development and adoption of the Work Program, as well as by the Planning Commission and BCC during public meetings in April and May.

This proposal is consistent with Goal 1.

Goal 2 – Land Use Planning:

Goal 2 requires the County to have and to follow a comprehensive land use plan and implementing regulations. Comprehensive plan provisions and regulations must be consistent with Statewide Planning Goals, but Goal 2 also provides a process by which exceptions can be made to certain Goals.

ZDO-280 does not require an exception to any Statewide Planning Goal. With the ordinance's proposed amendments, the County's adopted and acknowledged Comprehensive Plan will continue to be consistent with Statewide Planning Goals, and the implementing regulations in the ZDO will continue to be consistent with those Goals and with the Comprehensive Plan.

This proposal is consistent with Goal 2.

Goal 3 – Agricultural Lands:

ZDO-280 would not amend Comprehensive Plan policies related to agricultural lands, nor would it change any property's land use plan designation or expand any UGB into agricultural lands (i.e., those zoned EFU). ZDO-280 would also not permit new land uses in agricultural lands. For clarity, the ordinance would codify in the ZDO existing state limitations on PLAs and land divisions in natural resource zones that already apply.

The only substantive amendments included with ZDO-280 that would impact agricultural lands are those repealing County-imposed limitations in Subsection 1107.04 on PLAs in a natural resource zone. The limitations to be repealed include those prohibiting a PLA that results in a reduction of a natural resource zoned lot of record by more than five percent of existing size and prohibiting more than one reduction in the size of a natural resource zoned lot of record with a PLA. Staff finds that repealing these limitations, which are not required by Goal 3 or any other state law, could have the effect of helping to ensure sufficient land in the County for agricultural uses, as it would enable a property owner who is not using their agriculture lands for agricultural uses to transfer that land to a neighboring property owner who would use it for agricultural uses.

This proposal is consistent with Goal 3.

Goal 4 – Forest Lands:

ZDO-280 would not amend Comprehensive Plan policies related to forest lands (i.e., those zoned AG/F or TBR), nor would it change any property's land use plan designation or expand any UGB into forest lands. ZDO-280 would not permit new land uses in forest lands. For clarity, the ordinance would codify in the ZDO existing state limitations on PLAs and land divisions in natural resource zones that already apply.

The only substantive amendments that would impact forest lands are those mentioned above regarding the repeal of County-imposed limitations in Subsection 1107.04 on PLAs in a natural resource zone. Staff finds that repealing these limitations, which are not required by Goal 4 or any other state law, could have the effect of helping to ensure sufficient land in the County for forest uses, as it would enable a property owner who is not using their forest lands for forest uses to transfer that land to a neighboring property owner who would use it for forest uses

This proposal is consistent with Goal 4.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:

Goal 5 requires the County to have programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. It requires an inventory of natural features, groundwater resources, energy sources, and cultural areas, and encourages the maintenance of inventories of historic resources.

ZDO-280 would not make any change to the County's Comprehensive Plan goals, policies, or inventories, or to ZDO provisions, related to the protection of natural resources, or scenic, historic, or open space resources.

This proposal is consistent with Goal 5.

Goal 6 – Air, Water and Land Resources Quality:

Goal 6 instructs the County to consider the protection of air, water, and land resources from pollution and pollutants when developing its Comprehensive Plan. The proposal would not change any Comprehensive Plan goal or policy, or implementing regulation, affecting a Goal 6 resource, nor would it modify the mapping of any protected resource.

This proposal is consistent with Goal 6.

Goal 7 – Areas Subject to Natural Hazards:

Goal 7 requires the County's Comprehensive Plan to address Oregon's natural hazards. ZDO-280 would not change the County's acknowledged Comprehensive Plan policies regarding natural disasters and hazards, nor would it modify the mapping of any hazard. ZDO-280 would amend ZDO Sections 1003 and 1307 to clarify that approval of a Type II application is required for development on identified mass movement hazards when such development is not reviewed in another land use permit application.

This proposal is consistent with Goal 7.

Goal 8 – Recreational Needs:

Goal 8 requires relevant jurisdictions to plan for the recreational needs of their residents and visitors. The proposal would not change any existing, state-acknowledged County Comprehensive Plan policy or implementing regulation regarding recreational needs, nor would it reduce or otherwise modify a mapped recreational resource.

This proposal is consistent with Goal 8.

Goal 9 – Economic Development:

Goal 9 requires the County to provide an adequate supply of land for commercial and industrial development. As noted earlier, ZDO-280 would not change the Comprehensive Plan or zoning designation of any property. It also would not add any new restriction to land uses in areas of the County reserved for commercial and industrial development.

Rather, the ordinance includes ZDO amendments that would lessen the restrictions on the use of metal as an exterior building material for new commercial and industrial developments, and would provide additional signage allowances for commercial drive-thrus, thereby providing greater flexibility to businesses. Increasing the pre-app validity period from one year to two years, as proposed in ZDO-280, would also provide commercial and industrial developers more time to submit required land use applications without necessitating a new pre-app, potentially reducing their project costs.

This proposal is consistent with Goal 9.

Goal 10 – Housing:

The purpose of Goal 10 is to meet housing needs. ZDO-280 would neither reduce nor expand the County’s housing land supply, nor would it add new restrictions to housing development.

ZDO-280 would instead lessen the restrictions on the use of metal as an exterior building material for new multifamily dwellings and developments of more than one two- or three-family dwelling, thereby providing greater flexibility to housing developers. Because two- and three-family dwellings and multifamily dwellings generally require a pre-app ahead of design review and/or a conditional use permit application, increasing the pre-app validity period to two years would provide housing developers more time to submit their required land use applications without necessitating a new pre-app, potentially reducing costs to developing new housing in the County.

This proposal is consistent with Goal 10.

Goal 11 – Public Facilities and Services:

The purpose of Goal 11 is to ensure that local governments plan and develop a timely, orderly, and efficient arrangement of public facilities and services to act as a framework for urban and rural development. ZDO-280 does not propose any change in adopted plans for the provision of water, sewer, or other public services. The proposed amendments to Comprehensive Plan Chapters 4 and 7, and corresponding amendments to the ZDO, would codify existing allowances in ORS chapter 660, division 11 for sewer system components in rural areas to serve lands in UGBs, and for sewer systems and extensions of sewer systems to serve lands outside a UGB and unincorporated community, subject to certain standards and criteria consistent with statute.

This proposal is consistent with Goal 11.

Goal 12 – Transportation:

The purpose of Goal 12 is to ensure that the County’s transportation system is adequate to serve land uses. ZDO-280 would not amend the County’s Transportation System Plan, nor would it change the land use plan designation or zoning of any property.

ZDO-280 would recognize commercial dog boarding, dog daycare, and dog grooming facilities as already permitted uses in the Community Commercial (C-2) District and would provide an opportunity for consideration of government offices in more urban residential zoning districts through the conditional use permit application process, which requires project-specific review of transportation impacts; ZDO-280 would not allow any new land use “outright” (i.e., without review of transportation system impacts).

Notice of ZDO-280 was provided to ODOT, who has not provided comments.

This proposal is consistent with Goal 12.

Goal 13 – Energy Conservation:

Goal 13 encourages land use plans to consider lot size, building height, density, and other measures in order to help conserve energy. The proposed amendments would not change any policy or implementing regulation regarding energy conservation.

This proposal is consistent with Goal 13.

Goal 14 – Urbanization:

The purpose of Goal 14 is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The Goal primarily concerns the location of UGBs, the establishment of “urbanizable areas” and unincorporated communities, exception lands, and rural industrial uses.

ZDO-280 would not modify any UGB or the status or boundaries of any unincorporated community. The ordinance would not modify any urban or rural reserve boundary, allow any new land use in such reserve areas in a manner inconsistent with state law, change the land use plan designation or zoning of any property, or allow any new uses in exception lands in a manner inconsistent with state law.

This proposal is consistent with Goal 14.

Goal 15 – Willamette River Greenway:

ZDO-280 would not change any existing requirement related to development in the Willamette River Greenway.

This proposal is consistent with Goal 15.

Goals 16-19:

These four Statewide Planning Goals address estuarine resources, coastal shorelands, beaches and dunes, and ocean resources, respectively, and are **not applicable to Clackamas County**.

2. OAR 660-027-0070(5)

Notwithstanding the prohibition in sections (2) through (4) of this rule a county may amend its comprehensive plan or land use regulations as they apply to land in an urban or rural reserve that is subject to an exception to Goals 3 or 4, or both, acknowledged prior to designation of the subject property as urban or rural reserves, in order to authorize an alteration or expansion of uses or lot or parcel sizes allowed on the land under the exception provided:

(a) The alteration or expansion would comply with the requirements described in ORS 215.296, applied whether the land is zoned for farm use, forest use, or mixed farm and forest use;

(b) The alteration or expansion conforms to applicable requirements for exceptions and amendments to exceptions under OAR chapter 660, division 4, and all other applicable laws;

(c) The alteration or expansion would not expand the boundaries of the exception area unless such alteration or expansion is necessary in response to a failing on-site wastewater disposal system; and

(d) An alteration to allow creation of smaller lots or parcels than was allowed on the land under the exception complies with the requirements of OAR chapter 660, division 29.

This administrative rule allows the County to amend its Comprehensive Plan or ZDO as they apply to land in an urban or rural reserve that is subject to an exception to Goals 3 or 4, or both, acknowledged prior to designation of the subject property as urban or rural reserves, in order to authorize an alteration or expansion of uses on the land under the exception,

provided the alteration or expansion would comply with the requirements described in ORS 215.296, applied whether the land is zoned for farm use, forest use, or mixed farm and forest use.

ZDO-280 proposes to specify that charitable healthcare services are allowed when accessory to a place of worship (Action 6) in urban and rural residential zones. Urban areas are not designated as urban or rural reserves. Those rural residential exception lands within urban or rural reserves generally are not the subject of “reasons” exceptions that limit uses. As such, they are eligible for all allowed uses in the zone, including places of worship.

Staff is not aware of any land zoned for farm use, forest use, or mixed farm and forest use (i.e., the EFU, TBR, and AG/F zoning districts, respectively) that is subject to an exception to Goals 3 or 4; thus, it does not appear there could be any conflict with Subsection (a) of this administrative rule. However, even if such lands do exist, the allowance for accessory healthcare services would be in ZDO Section 804, and places of worship on land zoned EFU, TBR, AG/F are not subject to Section 804, nor would they be if the proposal is adopted.

The state-acknowledged ZDO already allows places of worship as a conditional use in various rural zones, which are lands that have received an exception to Goals 3 and 4. The proposal to allow charitable healthcare services accessory to a place of worship would, therefore, also be a rural land use and would not require any additional exception to Goals 3 or 4.

Further, ORS 215.441 mandates that the county allow “activities customarily associated with the practices of the religious activity” in conjunction with an allowed place of worship. The statute includes an enumerated list of uses but is not limited to those. In effect, this amendment will designate healthcare services, as limited by the proposed text, a customary accessory use to a place of worship. Likewise, the ZDO already allows “customarily permitted” accessory uses for a place of worship, and the list of allowed uses provides examples but is not an exclusive list.

Subsections (c) and (d) are inapplicable, as there is no proposal to expand the boundaries of an exception area or allow smaller lot sizes in an exception area.

The proposal is consistent with OAR 660-027-0070(5).

3. Metro Urban Growth Management Functional Plan

The purpose of the Functional Plan is to implement certain regional goals and objectives adopted by the Metro Council as the Regional Urban Growth Goals and Objectives (RUGGO), including the Metro 2040 Growth Concept and the Regional Framework Plan. Notice of this proposal was provided to Metro, who has not submitted a comment.

ZDO-280 does not propose to change the County’s residential, commercial, or industrial land supply or to modify any UGB. The ordinance would not change the housing density standards in any part of the County or allow any new retail use in any zoning district. The ordinance would also not change the boundaries of an urban or rural reserve, the dimensional standards of any use in an urban area, or any provision governing water resources, flood management areas, or open spaces.

The proposal is consistent with the Functional Plan.

4. Clackamas County’s Comprehensive Plan

Staff finds that the following four chapters of the County's Comprehensive Plan are applicable to this proposal.

Chapter 2 – Citizen Involvement:

Chapter 2 aims to promote public participation in the County's land use planning. Its policies largely focus on the County's Community Planning Organization (CPO) program and methods for informing and involving the public. Chapter 2 includes these specific policies:

2.A.1 – Require provisions for opportunities for citizen participation in preparing and revising local land use plans and ordinances. Insure opportunities for broad representations, not only of property owners and Countywide special interests, but also of those persons within the neighborhood or areas in question.

2.A.6 – Seek citizens' input not only through recognized community organizations, but also through service organizations, interest groups, granges, and other ways.

2.A.13 – Insure that the County responds to citizen recommendations through appropriate mechanisms and procedures.

ZDO-280 fulfills a commitment in the 2019-2021 Long-Range Planning Work Program to annually consider minor and time-sensitive amendments to the Comprehensive Plan and ZDO, with the Work Program itself having been adopted after a broad public input process and upon recommendations of the public. The amendments in ZDO-280 related to the use of metal as an exterior building material (Action 1), natural resource zone PLAs (Action 2), government offices in urban residential zones (Action 5), and charitable healthcare services accessory to a place of worship (Action 6) address specific priorities identified by the Planning Commission or BCC during public meetings, or otherwise respond to direct input from members of the public.

Government offices in the proposed additional residential zones could only be approved through the conditional use permit application process, which requires public notice to property owners and other interested parties, and at least one public hearing where any party can provide input, before receiving approval. The proposed Type II review procedure for PLAs in natural resource zoning districts, as well the existing design review permit application process that is necessary for institutional, commercial, industrial, multifamily and developments of more than one two- or three-family dwelling that may include metal as an exterior building material, also requires public notice before approval and the opportunity for appeal by any party.

Consideration of ZDO-280 has proceeded according to the noticing and public hearing requirements of ZDO Section 1307.

This proposal is consistent with Chapter 2.

Chapter 4 – Land Use:

Chapter 4 of the Comprehensive Plan generally includes goals and policies for how land in Clackamas County should be designated and zoned, and goals and policies for what land uses should be allowed in those designations and their implementing zoning districts.

ZDO-280 does not propose to change the Comprehensive Plan land use designation or zoning district of any property.

The ordinance does, however, propose to allow charitable healthcare services accessory to places of worship, even in urban and rural reserves, with amendments to ZDO Section 804. Comprehensive Plan Policy 4.5.5 currently prohibits the County from amending the ZDO to allow in these reserves new uses that were not allowed when the reserves were designated, except as authorized by amendments to the ORSs or OARs enacted after the designation. Staff's recommendation (Page 18) is for the Planning Commission to recommend to the BCC a modification to the draft amendments in Attachment A that amends Policy 4.5.5 in order to allow this land use even in urban and rural reserves.

ZDO-280 also proposes to expand allowances for the use of metal as an exterior building material for institutional, commercial, and industrial development, multifamily dwellings, and developments of more than one two- or three-family dwelling (Action 1). Staff finds that there are no goals or policies in Chapter 4 that would prohibit such development, where allowed, from using metal as an exterior building material.

Rather, expanding the allowances for the types of exterior building materials that can be used for such development would be consistent with existing Residential land goals to provide "a variety of living environments" and for "lower-cost" housing, as it would enable greater diversity in the appearance of residential structures and allow housing developers to choose metal exterior building materials that may be cheaper in certain instances than other building materials. Staff also finds that the proposal would be consistent with Commercial land goals to ensure "attractive" shopping areas, Policy 4.Z.6 for Office Commercial designated areas to "provide for high-quality building and site design", and Policy 4.DD.4 for Business Park designated areas to "require all Business Park uses to be subject to development standards intended to maintain high aesthetics in the area", because metal exterior building materials can have an attractive, high-quality appearance and because the proposal would specifically require that metals be coated to prevent future rust and corrosion.

ZDO-280 would also expand allowances for signs for commercial drive-thrus (Action 3). Staff finds that this proposal would be consistent with the existing Chapter 4 goal for Commercial lands to ensure "design of commercial developments are suitable for the type of commercial activity", as it would enable commercial drive-thru businesses to establish signs that improve their business operations (e.g., menu boards for drive-thru customers). The proposed requirements that commercial drive-thru signs be no taller than eight feet and oriented toward drive-thru lanes would also be consistent with the existing Chapter 4 goal to "provide for the efficient utilization of commercial areas while protecting adjacent properties and surrounding neighborhoods", as they would reduce the off-site aesthetic impacts of drive-thru signs.

ZDO-280 also proposes to repeal certain County-imposed restrictions on PLAs in natural resource zones and to only require that PLAs in natural resource zones comply with existing PLA requirements in state law. Staff finds that doing so, including by repealing an existing limitation on the amount of land that can be transferred between natural resource zoned-properties through a PLA, would be consistent with existing Chapter 4 goals to: "preserve agricultural use of agriculture land"; "maintain the agricultural economic base of the County"; create "conditions that further the growth and expansion of agriculture"; "conserve forestlands"; and make possible "economically efficient forest practices, because, as explained above in response to Statewide Planning Goals 3 and 4, it would allow the transfer of more unused agricultural and forestlands to neighboring property owners who could use those lands for their agricultural or forest uses.

Further, the ordinance proposes amendments that clarify existing allowances and review procedures and codify existing state laws that would apply regardless of policies in Chapter 4 of the Comprehensive Plan. Consideration of these amendments does not warrant additional written findings of consistency with Chapter 4 in this report.

This proposal, if modified as recommended by staff on Page 18, is consistent with Chapter 4.

Chapter 10 – Community Plans and Design Plans:

Chapter 10 of the Comprehensive Plan has specific goals and policies, including design guidelines, for the Mount Hood area, Sunnyside Village, the Clackamas Industrial Area, the North Bank of the Clackamas River, Clackamas Regional Center Area, the Sunnyside Corridor Community, and the McLoughlin Corridor. ZDO-280 proposes to expressly allow the use of metal as an exterior building material in certain types of new development in these areas. Staff finds that these proposals would not conflict with any goals or policies in Chapter 10.

Rather, the proposal to expand the types of exterior building materials that can be used for certain residential development (Action 1) could help to forward existing goals for Sunnyside Village, the Clackamas Regional Center Area, and the Sunnyside Corridor Community to provide for a mix of housing types.

This proposal is consistent with Chapter 10.

Chapter 11 – The Planning Process:

Chapter 11 of the Comprehensive Plan includes policies requiring inter-governmental and inter-agency coordination, public involvement, and noticing. As explained previously in this report, all required entities have been notified in accordance with law and have been invited to participate in duly-advertised public hearings.

Chapter 11 of the Comprehensive Plan also contains the specific requirement that the Comprehensive Plan and ZDO be consistent with Statewide Planning Goals and with Metro's Urban Growth Management Functional Plan; Chapter 11 is what requires the ZDO itself to be consistent with the Comprehensive Plan. This report's *Analysis & Findings* outline how ZDO-280 is consistent with all of these requirements.

This proposal is consistent with Chapter 11.

5. Zoning and Development Ordinance (ZDO):

The proposed text amendments are legislative. Section 1307 of the ZDO establishes procedural requirements for legislative amendments, which have been or are being followed in the proposal and review of ZDO-280. Notice of this proposal was provided at least 35 days before the first scheduled public hearing to DLCD, all cities in the County, and active CPOs, Hamlets, and Villages, as well as other interested agencies, to allow them an opportunity to review and comment on the proposed amendments. Advertised public hearings are being held before the Planning Commission and the BCC to consider the proposed amendments. The ZDO contains no further specific review criteria that must be applied when considering an amendment to the text of the Comprehensive Plan or ZDO.

RECOMMENDATION

Staff finds that the proposed text amendments in Attachment A would best address the priorities

identified in the adopted 2019-2021 Long-Range Planning Work Program, by the Planning Commission in its April study session, and by the BCC in its May policy session, while meeting all applicable land use policies, provided: they include an amendment to Comprehensive Plan Policy 4.F.3 that allows charitable healthcare services accessory to a place of worship even in urban and rural reserves, and; they clarify that a preliminary plat must be reviewed, and final plat must be recorded, for any PLA that qualifies as a replat under ORS chapter 92.

Therefore, Staff recommends the Planning Commission recommend their approval by the BCC as drafted in Attachment A, but with additional amendments to:

1. Comprehensive Plan Policy 4.F.3 that allows charitable healthcare services accessory to a place of worship even in urban and rural reserves; and
2. ZDO Section 1107 to clarify that a preliminary plat shall be reviewed, and a final plat shall be recorded, for any PLA that qualifies as a replat under ORS chapter 92.

LIST OF ATTACHMENTS

- A. Proposed text amendments, with summary outlines
- B. 2019-2021 Long-Range Planning Work Program
- C. Comment Exhibits (10)

**PLANNING COMMISSION
DRAFT MINUTES**

July 26, 2021

Meeting held via Zoom meeting online

Commissioners present: Gerald Murphy, Thomas Peterson, Brian Pasko, Louise Lopes, Kevin Moss, Michael Wilson.

Commissioners absent: Tammy Stevens, Steven Schroedl, Carrie Pak

Staff present: Jennifer Hughes, Glen Hamburg, Darcy Renhard.

Commission Vice-Chair Murphy called the meeting to order at 6:32pm.

General public testimony not related to agenda items: none.

Commissioner Murphy opened the public hearing for ZDO-280, a legislative proposal to amend the Clackamas County Zoning and Development Ordinance and Comprehensive Plan. The Board of County Commissioners will hear this proposal on August 18, 2021, and will make a final decision on the proposal following the hearing.

Glen Hamburg presented a PowerPoint outlining the background and proposal of the amendments. He focused on the significant issues that may warrant additional conversation from the Planning Commission.

These proposed amendments are part of the County's adopted Long Range Planning Work Program. Some of these amendments are to align with State legislation, some of them are to clean up already-existing language, and some are to incorporate from input received from other entities (BCC, community input, etc.). Ultimately there are 12 proposed actions the amendment package would achieve:

1. Expand allowances for metal to be used as an exterior building material;
2. Repeal County limits on natural resource zone PLAs;
3. Allow additional signs for commercial drive-thrus;
4. Extend the validity of pre-application conferences from one to two years;
5. Allow government offices as conditional uses in all urban residential zones;
6. Allow charitable healthcare services as an accessory use to places of worship;
7. Align approval periods for places of worship with hospitals and public facilities;
8. Establish and clarify rules for time extensions;
9. Clarify rules for modifications;
10. Identify dog boarding/daycare/grooming as already allowed in the C-2 district;
11. Recognize existing allowances for sewer components/services outside the UGBs; and
12. Make other minor/non-substantive (housekeeping) changes to the ZDO.

The significant issues as identified by staff are the use of metal as an exterior building material, commercial drive-thru signs, pre-application validity periods, healthcare facilities as accessory to places of worship, and approval periods for places of worship.

The proposal would expressly allow metal as an exterior building material for institutional, commercial, industrial, and multifamily developments, and for developments of more than one two-family or three-family dwelling, in all areas of the County regardless of the type of metal. Development would still be subject to other existing design standards, including those for specific communities in the County. There would be a

requirement to coat the materials to inhibit or prohibit rust or corrosion. We received one statement in support of this amendment and no comments in opposition. Adding clarity to the Code by saying that metal is expressly allowed would remove some of the ambiguity that is currently there. Commissioner Murphy asked if there was going to be any sort of guarantee requirement on the lifespan of the metal building materials. Glen said that there was not any sort of time frame requirement; it would simply be a case that, if you were going to use metal as an exterior building material, you would have to treat it to prevent new, unintentional rust or corrosion. If the coating were to fail within 20 years, you would have to fix it to comply with the standard. Staff is recommending that metal as an exterior building material be expressly allowed within the Code.

Right now, commercial drive-thrus are not allowed to have additional signs outside of what is allowed of other commercial businesses. Staff is proposing to allow additional signs specifically for drive-thrus, provided they are no taller than 8 feet and that they are oriented toward the drive-thru lanes. Staff is recommending that these additional signs be allowed.

Should the validity of a pre-application conference be extended from one year to two years? There are several types of land use applications that require a pre-application conference. This includes subdivisions, design review, and other more complex land use applications. These conferences are beneficial to the property owner as well as County staff in that the applicant meets with representatives from the County, as well as service providers, because they help give a better understanding of what is actually going to be required to receive approval. Pre-apps also result in more complete applications. Other jurisdictions require similar pre-application conferences, but validity periods vary. Staff feel that there should be some validity period for pre-apps, since rules can change over periods of time and an applicant should be made aware of current rules. Staff estimates that over the past year, there have been maybe half a dozen times where a pre-application has expired and a prospective applicant has wanted to submit an application. Commissioner Pasko asked if staff or the Planning Director would be able to evaluate on a case by case basis. Glen explained that we would prefer to have clear, black and white standards that would be applied to all applicants. Commissioner Moss asked if all land use applications have to go through this process. Glen said that the less technical land use applications are not required to go through a pre-application process; it is only for the more complicated applications. Commissioner Murphy asked if an applicant could request notes from their conference several months down the road if they misplaced them, or could not remember what was discussed. Glen answered that staff does keep the pre-application conference notes and they are readily available for any member of the public.

Glen discussed the idea of allowing places of worship to provide healthcare services, as long as it does not occupy more than 10% of the combined floor area of all structures associated with the place of worship on the same property and as long as the healthcare facilities are operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code. The Code already allows places of worship with approval of a conditional use. The decision to include this proposal in the amendment package came after the April PC study session. The Code already allows some accessory uses, but what is actually stated in the Code is not an exhaustive list. The implication is that there are other uses that could be allowed under the Code. State law (ORS 215.441) already requires the County to allow places of worship to conduct certain activities, such as weddings, funeral services, and other things that are customarily associated with the practices of religious activity. Staff is proposing that we amend ZDO Section 804 so that it repeats what State law allows in places of worship. We would also specify that healthcare services are also allowed as an accessory use, as long as it meets the conditions outlined in the Code. All comments that staff have received on this topic have been in favor of this use. Many places of worship already consider these activities as part of their ministry. For clarification, this accessory use would be allowed in both the urban and rural reserves.

Commissioner Moss does not think that it is within the scope of the Planning Commission to tell a place of worship how much space they can use for healthcare services. Glen explained that the use must be accessory to the larger place of worship, and there must be a way to demonstrate this (e.g., with a limitation on floor area). The amount of allowed space seems to be workable to the groups who have expressed an interest in providing healthcare services. Commissioner Pasko asked if there is a definition of “healthcare services” within our Code. Glen said that there is not to his knowledge. Commissioner Pasko is generally in support of this idea, and thinks that it is a worthwhile service to provide but his concern is whether or not there would be oversight from the licensing agencies and ODH. Commissioner Wilson expressed his concern over the ambiguity of the proposal. There could be some clinics that want to get started and are going to end up causing more of a problem for the County than what we are trying to solve here. There is the opportunity for us to get into some situations where the healthcare services may be detrimental to the public. Jennifer Hughes responded that this use would be very specifically accessory to a place of worship. We could make reference to licensed healthcare providers within the Code. Commissioner Peterson asked if counseling and drug treatment would fall under this category. Jennifer replied that there are other uses under this provision that a religious institution could argue are allowed, including homeless services, counseling, and treatment services. Healthcare services as a recognized allowable accessory use is what was specifically requested. Healthcare services is not a use that is explicitly allowed as an accessory use right now, so an applicant would potentially have to go through a Planning Director Interpretation process for a determination of whether the their proposed healthcare services are allowable. Making this amendment would specifically call out charitable healthcare services as an allowed accessory use, when not occupying more than a certain floor area. Commissioner Murphy feels that there is a real need for charitable healthcare services, especially with the costs of housing going up and healthcare being so expensive. Commissioner Wilson thinks that all other charitable organizations should be allowed to offer these services, not just churches. Commissioner Lopes asked if there was a licensure requirement. Jennifer said that there are health care accrediting entities that would oversee that aspect, it wouldn’t fall under land use.

The last significant issue is about an implementation period for hospitals and public facilities. Currently the implementation period for these facilities with a conditional use is 10 years, whereas places of worship with a conditional use approval has to be implemented within 4 years. There is some concern that this could be construed as a violation of RLUIPA. There may be compelling arguments for why hospitals and public facilities may need a longer approval period (e.g., public funding, bonds, hospital standards, etc.), but this is what we need to discuss. Staff is proposing to repeal the unique 10-year implementation period for certain conditional uses, and having their implementation period match the same 4-year approval period as all other conditional uses, including a place of worship. Alternatively, we could extend the implementation period for places of worship to 10 years to avoid a potential RLUIPA violation. The Code already allows for time extensions if a project required additional time. All other conditional use approvals have a 4-year approval period with the opportunity for time extensions. The only two uses that are currently allowed 10 years are hospitals and certain public facilities. The implementation period does not mean that a project must be completed within 4 or 10 years; it means that the project must be actively progressing and have already pulled certain permits. Commissioner Lopes asked how often the 10-year implementation period is used to the full 10 years. Staff is not aware of any that have required the entire 10-year period, but that is not to say it would never happen. The primary concern is that we give an advantage to some uses that we do not give to places of worship. Staff’s recommendation is that whatever amendments are made, we make sure that all implementation periods are equivalent for all types of facilities.

The amendments in Attachment A, with staff’s recommended additions meet all of the applicable criteria in the Statewide Planning Goals, Metro’s Urban Growth Management Functional Plan, OAR 660-027-0050(5), and Clackamas County’s Comprehensive Plan and Zoning & Development Ordinance. Staff is recommending

that the Planning Commission move to recommend to the BCC adoption of the text amendments in Attachment A, but with additional amendments to Comp Plan Policy 4.F.3 that would allow charitable healthcare services to be provided as an accessory use to a place of worship, even in the urban and rural reserves and an amendment to ZDO Section 1107 to clarify that a preliminary plat shall be reviewed, and a final plat shall be recorded, for any property line adjustment that qualifies as a replat under ORS Chapter 92.

Commissioner Murphy opened the hearing for public testimony. There were no government agencies who wished to provide testimony.

There were no representatives from CPOs or hamlets who wished to provide testimony.

John Geffel – Mr. Geffel is a minister at the Rolling Hills Church. He provided testimony regarding his church's desire to provide healthcare services to the underprivileged community as part of their mission. His church has the capacity and the resources to provide healthcare services, and has already gone through the arduous process of forming a clinic as a 501(C)(3) organization. They would like to provide for the physical needs of the community as well as the spiritual needs. There are a lot of requirements in order for them to provide medical care, including credentialing and licensure requirements. They have a volunteer medical director who oversees operations. They would function as a primary care clinic, which means providing basic medical care, vaccinations, exams, diabetic care, and referral services. They would not be providing surgical or invasive procedures. The elders of the church have spiritual oversight of the clinic to ensure that the clinic's values remain aligned with those of the church. This does put boundaries on what the clinic will or will not do. Commissioner Wilson is concerned that other clinics without the same boundaries could begin providing abortion services. Commissioner Pasko asked if having a licensure or qualification requirement would inhibit other organizations from being able to provide healthcare. Mr. Geffel replied that having licensed healthcare providers was integral to being able to provide quality healthcare. There are extensive regulations from other agencies that mandate who may provide healthcare services. Rolling Hill Church would be providing healthcare in concert with their spiritual mission.

Jackie Herb – Ms. Herb is with AKS Forestry. They are in full support of the proposed amendments, specifically the amendment to expressly allow metal as an exterior building material.

Fred Wilson – Mr. Wilson is with Kellington Law Group and represents Rolling Hills Community Church. They are in favor of the amendments. Their position is that the healthcare facility could be approved as a conditional use under the current Code, but the proposed amendment would provide a more direct path as a non-discretionary use.

Commissioner Murphy closed the public testimony portion of the hearing.

Commissioner Pasko questioned the need to have a square footage limitation on the healthcare facilities as an accessory use. Glen explained that having a limited square footage helps to identify the use as accessory to the primary use. An applicant can still make an argument for a larger percentage if they needed to accommodate a smaller church. Commissioner Peterson is in favor of the rest of the motions outside of the healthcare facilities as presented by staff. There are a lot of other uses, such as schools, that use far more space than 10% and are considered accessory uses. Commissioner Lopes is uncomfortable with mixing healthcare and religion, and that people who come in for healthcare may be limited on the services that they are able to receive at these facilities. Commissioner Peterson pointed out that there are a lot of other religious based healthcare services, such as Providence and Adventist Health, that are there to provide quality medical services and not necessarily to promote religion.

Commissioner Pasko moved to recommend that the BCC approve the proposed amendments as drafted in Attachment A, but with: the addition an amendment to ZDO Section 1107 to clarify that a preliminary plat shall be reviewed, and a final plat shall be recorded, for any property line adjustment that qualifies as a replat under ORS Chapter 92; and excluding the proposed amendments to Section 804. Commissioner Moss seconded the motion. (*Ayes=6; Nays=0. Motion passes.*)

The intent of the proposed amendment to section 804 is to remove some of the ambiguity that exists within our Code. Healthcare services may already be allowed as an accessory use to a place of worship, depending on what somebody proposed and what arguments they make. We currently allow healthcare services in all kinds of other places within the County and we do not regulate their licensing or what their obligations are to their patients. We have to think about what is actually related to land use. Commissioner Moss suggested that we stick to what is within our scope, which is the land use. Commissioner Peterson said that there are already a host of legal obligations at the State level in order to provide healthcare services. We don't validate licensing requirements from any other sort of business. Patient care would be overseen by licensed healthcare providers as required by State law and has no relation to land use. Commissioner Wilson's main concern is that future churches may not be good a model as Rolling Hills. Jennifer pointed out that there are currently other accessory uses in our Code with prescribed standards similar to the proposed square footage maximum on expressly allowed healthcare services as an accessory use. We can't allow a "new" use under this proposal, but we can effectively clarify that an accessory use is already allowed. Commissioner Moss suggested removing the proposed language that specifies a specific floor area percentage limit for accessory healthcare services. Commissioner Pasko asked if removing the square footage standard would then make the use discretionary, which would require a land use application. Glen confirmed that it would, but if there is instead a clear and objective standard (e.g., with a floor area limitation), then there would be a presumed accessory use and they could simply move forward with any other required approvals, without needing a formal determination on whether the use was truly "accessory".

Commissioner Moss moved to recommend to the BCC approval of: an additional amendment to Comprehensive Plan Policy 4.F.3. that clarifies that charitable healthcare services accessory to a place of worship are allowed, even in the urban and rural reserves, as recommended by Planning staff; the proposed amendments to Section 804, but with changes to proposed Subsection 804.02(G) such that the allowed floor area percentage is no more than 25%. Commissioner Pasko seconded the motion.

If we eliminated the percentage, then an applicant may have to get a formal determination following a land use application that the proposed healthcare services are in fact accessory to a place of worship. That could create some burden on an applicant, but from all the evidence, it appears that some may have the resources to do it. Commissioners Pasko and Peterson are concerned about future impacts happening without any sort of land use review. Commissioner Pasko is inclined to remove the percentage limitation on what is considered "accessory".

Commissioner Moss amended his motion to strike any language related to a square foot percentage in the allowance for healthcare services as an allowable accessory use in Section 804. The motion is now that the Planning Commission recommend to the BCC adoption of the amendments as proposed in Attachment A, but with two changes: tThe first change is to Subsection 804.02(G) to remove the square footage limitation and then an additional amendment to Comp Plan policy 4.F.3. to clearly identify that charitable healthcare services accessory to a place of worship would be allowed even in urban and rural reserves. Commissioner Pasko seconded the motion. Commissioner Wilson raised a point of order to request a role call vote. (*Moss-yes, Peterson-yes, Lopes-no, Pasko-yes, Wilson-no, Murphy-yes. Ayes=4, Nays=2. Motion passes.*)

Commissioner Moss moved to approve the minutes from the June 28 meeting as submitted by staff. Commissioner Wilson seconded the motion. *(Ayes=6; Nays=0. Minutes are approved)*

Jennifer discussed remote meeting discussions from the County. At this time, we are still going to be holding Planning Commission meetings virtually. We have found that there are some groups who have found the remote meetings to be beneficial. The State Legislature has recently mandated that as of January 1st all public meetings have either an electronic meeting option.

Jennifer provided a schedule review for August. There is nothing currently scheduled for September, but it is pretty likely that there will be a meeting in October.

There being no further business, the meeting was adjourned at 10:15 pm.

DRAFT

Summary of Proposed Amendments to Comprehensive Plan Chapter 4, *Land Use*

1. For clarity, repeal an unnecessary reference to areas in urban growth boundaries in a section with policies for Unincorporated Communities.
2. Add a reference to the allowances in Chapter 7, *Public Facilities and Services*, for sewer systems and components in Rural designated areas.
3. Link to existing policies in Chapter 7 for sewer facilities in Agricultural and Forest designated areas.
4. Provide consistency to terms and punctuation.

Chapter 4: LAND USE

When the pioneers settled Clackamas County, the land resource appeared infinite. They cleared forest, carved towns from the wilderness, and used waterways as the arterials of commerce. Some lands were valued for certain uses. The alluvial valley of the Willamette River was among the first areas to be cleared for agriculture. The falls at Oregon City was one of the first industrial sites. From the earliest days, the value of strategic location for various uses of the land was recognized and exploited for man's benefit. The best sites were usually used first.

Now we realize that not only is land finite, but also that sites with desirable characteristics for certain types of development are scarce. A growing population is increasing demand for land of all types. It is increasingly important to evaluate characteristics of remaining sites to determine their optimum use.

The Oregon Legislature has provided for land use to be determined at the local level through a rational process of balancing state and local goals, human needs, and the site characteristics of land. Generally, the factors for designating land use categories in this plan include the following:

- Physical site conditions such as soils, slope, and drainage
- Present and projected needs of the people
- Character of existing development
- Financial impacts on the County and its residents
- Community livability
- Capacities of streets, sewers, water systems, and other facilities
- Estimated market demand
- Parcel sizes
- Availability of transit
- Proximity to jobs, shopping and cultural activities
- Providing an adequate balance between various uses

The above factors alone are insufficient for planning a community. A planning process reflecting community values is needed to weigh various factors. This systematic approach involves identifying issues, developing alternative ways of dealing with the issues and choosing the most desirable alternative.

ISSUES

The major issues affecting future development in the County are:

- Supply and location of land for urban uses
- Density of residential uses
- Intensity of commercial and industrial uses

- Proximity of mutually supporting land uses
- The cost impacts of various land uses
- Compatibility or conflict between land uses
- Competing demands for land having certain characteristics
- Compatibility of city and County plans
- Supply and location of land for rural uses
- Preservation of land for agricultural and forestry uses
- The character and appearance of neighborhoods
- Compatibility of land use with supportive systems such as transportation and sewerage
- Protection of natural features and waterways from the impact of development
- Provision of open spaces within the urban environment.

LAND USE DEFINITIONS

This Plan divides the County into six principal land use categories: Urban, Urban Reserve, Unincorporated Communities, Rural, Agriculture, and Forest. This Plan also establishes one or more land use plan designations within each of these categories. Table 4-1 identifies all of the land use plan designations established by this Plan and the zoning districts that implement each designation.

Urban

Urban areas include all land inside urban growth boundaries. Urban areas are either developed or planned to be developed with adequate supportive public services provided by cities or by special districts. Urban areas have concentrations of people, jobs, housing, and commercial activity.

Urban Growth Boundaries: Urban growth boundaries are designated on the land use plan maps. They separate Urban areas from Urban Reserve areas, Unincorporated Communities, and Rural, Agriculture, and Forest areas. An urban growth boundary encompasses existing urban development and lands to accommodate urban growth forecasted for a 20-year horizon.

Immediate Urban Areas: Immediate urban areas are lands that are within urban growth boundaries, are planned and zoned for urban uses, and meet at least one of the following conditions:

- Served by public facilities, including sanitary sewage treatment, water, storm drainage, and transportation facilities;
- Included within boundaries of cities or within special districts capable of providing public facilities and planned to be served in the near future; or
- Substantially developed or surrounded by development at urban densities.

Future Urban Areas: Future urban areas are lands within urban growth boundaries but outside immediate urban areas. Future urban areas are planned to be provided with public facilities, but currently lack providers of those facilities. Future urban areas are substantially underdeveloped and will be retained in their current use to ensure future availability for urban needs. Future urban areas are planned for urban uses but zoned for large-lot, limited development.

Future Urban Study Areas: Future urban study areas are lands that have been brought into an urban growth boundary but for which urban plan designations have not been applied. Planning will be conducted to determine urban plan designations and apply future urban zoning.

Urban Reserve

Urban Reserve areas lie outside an urban growth boundary and have been designated as highest priority for inclusion in an urban growth boundary when additional urban land is needed. Urban Reserve areas may be established pursuant to OAR Chapter 660, Division 21, or pursuant to OAR 660, Division 27. Metro designates Urban Reserve areas in the Portland metropolitan area. The cities of Sandy, Molalla, Estacada, and Canby, in coordination with the County, may designate other Urban Reserve areas.

Rural Reserve

Rural Reserve areas are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. Rural Reserve areas shall not be included in an urban growth boundary or Urban Reserve area. Rural Reserves may be established pursuant to OAR Chapter 660, Division 27.

Unincorporated Communities

Unincorporated Communities, as defined in Chapter 660, Division 22 of the Oregon Administrative Rules, are settlements located outside urban growth boundaries in which concentrated residential development is combined with limited commercial, industrial, or public uses. Unincorporated Communities may have limited public facilities and services.

Rural

Rural lands are exception lands, as defined in Oregon Administrative Rules 660-004-0005(1), that are outside urban growth boundaries and Unincorporated Communities and are suitable for sparse settlement such as small farms, wood lots or acreage home sites. They lack public facilities or have limited facilities and are not suitable, necessary, or intended for urban, agricultural, or forest use.

Agriculture

Agriculture areas are those of predominantly Class I through IV soils as identified by the United States Natural Resources Conservation Service or as identified in more detailed data; and other lands that are suitable for farm use due to soil fertility, suitability for grazing, climatic conditions, existing or future potential for irrigation, land use patterns, or accepted farming practices or are necessary to permit farming practices to be undertaken on adjacent or nearby lands.

Forest

Forest areas are composed of existing and potential forestlands that are suitable for commercial forest uses. Also included are other forested lands needed for watershed protection, wildlife and fish habitat, and recreation, lands where extreme conditions of climate, soil, and topography require maintenance of vegetative cover, and forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife habitat, scenic corridors, and recreational use.

Land Use Maps Section

Map 4-1 displays the unincorporated land within the Portland Metropolitan Urban Growth Boundary. Map 4-2 provides an index for the land use plan maps. Maps 4-3, 4-4, and 4-5 are land use plan maps for areas where the county has adopted land use plan designations by agreement with adjoining cities. As these cities adopt amendments to their maps, the county will consider adoption. County land use plan designations are shown on Maps 4-6 and 4-7. Land use plan maps adopted as part of a Community Plan or Design Plan in Chapter 10 automatically amend Maps 4-6 and 4-7. Map 4-9 displays urban and rural reserves designated pursuant to OAR 660, Division 27, and urban and rural reserves are also illustrated in greater detail on Map 4-7.

URBANIZATION

The goals and policies in the following section address the designation of lands for urban uses, conversion of lands from Urban Reserve to Future Urban plan designations, and County actions regarding Future Urban Study areas and Urban Reserve areas.

URBANIZATION GOALS

- Clearly distinguish Urban and Urban Reserve areas from non-urban areas.
- Encourage development in areas where adequate public services and facilities can be provided in an orderly and economic way.
- Insure an adequate supply of land to meet immediate and future urban needs.
- Provide for an orderly and efficient transition to urban land use.
- Distinguish lands immediately available for urban uses from Future Urban areas within Urban Growth Boundaries.

4.A General Urbanization Policies

- 4.A.1 Coordinate with Metro in designating urban areas within Metro's jurisdiction. Recognize the statutory role of Metro in maintenance of and amendments to the Portland Metropolitan Urban Growth Boundary.
- 4.A.2 Coordinate with affected cities in designating urban areas outside of Metro. Land designated as a Rural Reserve, as shown on Map 4-9, shall not be designated as an Urban Reserve or added to an urban growth boundary. The following areas may be designated as Urban:
- 4.A.2.1 Land needed to accommodate 20 years of future urban population growth.
 - 4.A.2.2 Land needed for increased housing, employment opportunities and livability from both a regional and subregional view.
 - 4.A.2.3 Land to which public facilities and services can be provided in an orderly and economic way.
 - 4.A.2.4 Land which insures efficient utilization of land within existing urban areas.
 - 4.A.2.5 Land which is best suited for urban uses based on consideration of the environmental, energy, economic and social consequences.
 - 4.A.2.6 Agricultural land only after considering retention of agricultural land as defined, with Class I having the highest priority for retention and Class VI the lowest priority.
 - 4.A.2.7 Land needed after considering compatibility of proposed urban uses with nearby agriculture activities.
 - 4.A.2.8 Land where the strategic location of employment and living opportunities can minimize commuting distance, traffic congestion, pollution and energy needs.
- 4.A.3 Land use planning for urban areas shall integrate all applicable policies found throughout the Plan including the following:

- 4.A.3.1 Locate land uses of higher density or intensity to increase the effectiveness of transportation and other public facility investments.
 - 4.A.3.2 Encourage infilling of Immediate Urban Areas with a minimum of disruption of existing neighborhoods (see infill policies in the Housing Chapter).
 - 4.A.3.3 Enhance energy conservation and transportation system efficiency by locating opportunities for housing near work and shopping areas.
 - 4.A.3.4 Integrate developments combining retailing, office, and medium and high density housing at places with frequent transit service and pedestrian facilities.
- 4.A.4 Establish Urban Growth Management Areas and Urban Growth Management Agreements to clarify planning responsibilities between the County and cities for areas of mutual interest.
- 4.A.5 Establish agreements with cities and service districts to clarify service and infrastructure responsibilities for areas of mutual interest.

4.B Immediate Urban Policies

The following policies apply to Immediate Urban areas:

- 4.B.1 An area may be designated Immediate Urban consistent with the definition.
- 4.B.2 Use the following guidelines when evaluating proposed changes in zoning designations that convert an area from Future Urban to Immediate Urban status:
 - 4.B.2.1 Capital improvement programs, sewer and water master plans, and regional public facility plans shall be reviewed to ensure that orderly, economic provision of public facilities and services can be provided.
 - 4.B.2.2 Sufficient vacant Immediate Urban land should be permitted to ensure choices in the market place.
- 4.B.3 Apply urban zoning districts that implement the Plan through a legislative or quasi-judicial zone change process consistent with applicable state, Metro and local requirements.
- 4.B.4 Control land uses in Immediate Urban areas through the Zoning and Development Ordinance.
- 4.B.5 Place conditions on development to ensure adequate services and facilities prior to or concurrent with development.

4.C Future Urban Policies

The following policies apply to Future Urban lands:

- 4.C.1 Control premature development (before services are available) by:
 - 4.C.1.1 Applying a future urban zone with a 10-acre minimum lot size within the Portland Metropolitan UGB except those lands identified in Policy 4.C.1.2.
 - 4.C.1.2 Applying a future urban zone with a 20-acre minimum lot size or greater for areas planned for employment, industrial and commercial uses within the Portland Metropolitan UGB.
 - 4.C.1.3 Applying within the urban growth boundaries of Canby, Estacada, Sandy, and Molalla, a five-acre minimum lot size or larger in rural, agricultural, and forest zones.
- 4.C.2 Review subdivision and partition applications to ensure that the location of proposed easements and road dedications, structures, wells, and on-site wastewater treatment systems are consistent with the orderly future development of the property at urban densities.
- 4.C.3 For land within the urban growth boundaries of Canby, Estacada, Sandy, and Molalla, require annexation to a city as a requirement for conversion to Immediate Urban unless otherwise agreed to by the City and County.
- 4.C.4 Implement dimensional and development standards to address compatibility, function, and aesthetics.

4.D Future Urban Study Area Policies

The following policies apply to Future Urban Study Areas:

- 4.D.1 Conduct a planning process consistent with the policies of Chapter 11 of this Plan, that coordinates with affected service providers, agencies, and jurisdictions, and meets pertinent state, regional and local requirements.
- 4.D.2 In the Portland Metropolitan Urban Area, develop Comprehensive Plan designations that are consistent with Regional Urban Growth Goals and Objectives and the Regional Urban Growth Management Functional Plan, including Title 11, and the following.

When areas are brought into the Urban Growth Boundary, the following actions shall be undertaken:

- 4.D.2.1 Control premature development (before services are available) within the Portland Metropolitan Urban Growth Boundary by applying a 20-acre minimum lot size to lands within the boundary that have the following plan designations: Unincorporated Community Residential, Rural Commercial, Rural Industrial, and Rural.

- 4.D.2.2 The County shall enter into discussion with nearby cities, agencies that provide public facilities and services, and area citizens, to determine how services and governance will be provided for the area.
 - 4.D.2.3 Agreements shall be developed with affected cities and service providers to cooperate in development of a Concept Plan for the area, and to consider the Concept Plan in development of future Plans.
 - 4.D.2.4 A Concept Plan shall be developed meeting state and regional requirements. Opportunity shall be provided to citizens and affected public agencies to participate in the development of the Concept Plan. In the Damascus area, the Damascus Concept Planning Study Report shall be used to provide background information and guidance for the Concept Planning process.
 - 4.D.2.5 A request shall be made to revise state and regional transportation plans to reflect the Concept Plan.
 - 4.D.2.6 Public facilities plans shall be developed or revised to accommodate the Concept Plan.
 - 4.D.2.7 The Comprehensive Plan, Comprehensive Plan Maps, Zoning and Development Ordinance and zoning maps shall be revised according to the Concept Plan.
- 4.D.3 Develop and adopt urban comprehensive plan designations that meet applicable state planning requirements and balance County planning goals adopted in the Comprehensive Plan. This will convert Future Urban Study Areas to Future Urban or Immediate Urban areas.
- 4.D.4 During development of Comprehensive Plan provisions pursuant to Title 11 of the Urban Growth Management Functional Plan, consider the feasibility of providing and funding adequate infrastructure.

4.E Urban Reserve Area Policies

- 4.E.1 The following policies apply to Urban Reserve areas established pursuant to OAR 660, Division 21:
 - 4.E.1.1 Clackamas County shall recommend to Metro land in Clackamas County which should be designated Urban Reserve, when Urban Reserve amendments to the Region 2040 Urban Growth Management Functional Plan are considered by Metro. The cities of Sandy, Molalla, Estacada and Canby, in coordination with Clackamas County, may designate and adopt other urban reserve areas in a manner consistent with OAR 660-021-0000.
 - 4.E.1.2 Clackamas County will consider the following characteristics of each area when recommending Urban Reserve areas to Metro: potential for providing jobs within near proximity to housing; the feasibility and cost effectiveness of extending urban infrastructure; the suitability of an area to accommodate urban level densities; and, the relationship and implications to existing areas designated urban.

- 4.E.1.3 When considering the designation of Urban Reserve areas near Sandy, Molalla, Estacada and Canby, the County, in cooperation with the City, shall make findings and conclusions based on the requirements of OAR 660-021-0030.
 - 4.E.1.4 Urban Reserve areas designated by Metro will be depicted on Metro’s Region 2040 Growth Concept map. Designated Urban Reserve areas near Sandy, Molalla, Estacada and Canby shall be defined within the Urban Growth Management agreements with each city.
 - 4.E.1.5 Lands within a designated Urban Reserve area shall continue to be planned and zoned for rural uses in a manner that ensures a range of opportunities for the orderly, economic and efficient provision of urban services when these lands are included in the Urban Growth Boundary. Planning and zoning shall be done in a manner consistent with OAR 660-021-0000 and the Metro Code, in areas where Metro has jurisdiction.
- 4.E.2 The following policies apply to Urban Reserve areas established pursuant to OAR 660, Division 27, as shown on Map 4-9:
- 4.E.2.1 The County will review the designation of Urban Reserve areas, in coordination with Metro, Multnomah and Washington Counties, within 20 years after the initial designation of these Urban Reserve Areas.
 - 4.E.2.2 The County will participate in the development of concept plans for areas within Urban Reserve areas that are being considered for addition to the Portland Metropolitan Urban Growth Boundary.
 - 4.E.2.3 The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance or the Comprehensive Plan Map or zoning designations:
 - 4.E.2.3.1 To allow within Urban Reserve areas, new uses that were not allowed on the date the Urban Reserve areas were designated, except those uses authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserve areas.
 - 4.E.2.3.2 To allow within Urban Reserve areas, the creation of new lots or parcels smaller than allowed on the date Urban Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserve areas.

4.F Rural Reserve Area Policies

The following policies apply to Rural Reserve areas established pursuant to OAR 660, Division 27, as shown on Map 4-9:

- 4.F.1 Land established as a Rural Reserve area shall not be included in an urban growth boundary.

- 4.F.2 Land established as a Rural Reserve area shall not be included in an Urban Reserve area established pursuant to either OAR 660, Division 21, or OAR 660, Division 27.
- 4.F.3 The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance, or the Comprehensive Plan Map or zoning designations:
 - 4.F.3.1 To allow within the Rural Reserve areas, new uses that were not allowed on the date Rural Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after the designation of Rural Reserve areas.
 - 4.F.3.2 To allow within Rural Reserve areas, the creation of new lots or parcels smaller than allowed on the date Rural Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Rural Reserve areas.

4.G Population Coordination Policies

The following policies apply to population planning and coordination.

- 4.G.1 Pursuant to OAR 660-024-0030, counties are required to adopt and maintain a coordinated 20-year population forecast for each urban area within the county and consistent with the applicable statutory requirements of ORS 195.025 to 195.036. The cities within the county are required to adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except for those urban areas located within the Metropolitan Service District (Metro) that must also coordinate with Metro's 20-year population forecast.
- 4.G.2 The County and its cities located inside the Metro boundary shall coordinate with Metro in establishing 20-year population projections in order to evaluate and provide sufficient lands necessary for housing and employment needs within each jurisdiction's planning boundary.
- 4.G.3 The County and its cities located outside the Metro boundary shall coordinate in establishing 20-year population projections in order to evaluate and provide sufficient lands necessary for housing and employment needs within each city's urban growth boundary.

- 4.G.4 Clackamas County adopts the following population forecasts, as identified in the “Clackamas County Rural Cities Population Coordination Background Report and Forecasts, Final: March 12, 2013,” adopted by Ordinance ZDO-242 and found in Appendix B. These projections have been coordinated with the identified cities.

City	2012 population	2032 population	Net growth 2012-2032	Avg. Annual Growth Rate (AAGR) 2012-2032
Barlow	136	146	10	0.4%
Canby	16,820	26,730	9,910	2.3%
Estacada	2,845	4,345	1,500	2.1%
Molalla	8,532	12,760	4,228	2.0%
Sandy	10,322	17,960	7,628	2.8%

URBAN GROWTH CONCEPT

This section of the Land Use Chapter addresses the implementation of the Region 2040 Growth Concept as it applies to Clackamas County. It provides for design type areas that are consistent with the general locations shown on the Region 2040 Growth Concept Map.

Clackamas County, with approximately 67% of its population inside the Portland Metropolitan Urban Growth Boundary, is a partner in the region's efforts to efficiently utilize the land inside the boundary. This will minimize the need to expand the boundary and protect the land available for agricultural, forest and rural uses. The intent of the Urban Growth Concept is to focus increased development in appropriate locations, such as existing commercial centers and along transportation corridors with existing or planned high quality transit service. It also encourages increased employment densities in industrial and employment areas.

The provisions of the Urban Growth Concept apply in addition to other requirements identified in the Clackamas County Comprehensive Plan. The Urban Growth Concept is designed to provide guidance for Comprehensive Plan and Zoning Development Ordinance changes, as well as to identify specific development review requirements. All provisions except Green Corridors apply to lands inside the Portland Metropolitan Urban Growth Boundary. Green Corridors apply to rural, agricultural and forest areas. Future Urban Study Areas are areas in transition. When concept planning is completed for these areas, growth concept design types will be adopted as appropriate.

DEFINITIONS

Growth Concept Design Types

The locations of the following design types are identified on the Clackamas County Urban Growth Concept Map: (Map 4-8) or as described below:

Regional Center: An area that is the focus of compact development, redevelopment, high quality transit service and multi-modal street networks. The intent of the Regional Center is to provide an area for the most intense development and highest densities of employment and housing.

Corridors: Areas located along streets which have existing or planned high quality transit service and feature a high quality pedestrian environment, convenient access to transit and increased residential and employment densities. The intent of the Corridor designation is to encourage increased densities by facilitating zone and plan changes in specific locations. In addition, it provides guidance for development review to implement a high quality pedestrian environment.

The streets where the Corridor design type designation is applied are: McLoughlin Blvd. (from Milwaukie to Gladstone), 82nd Avenue (within the Clackamas Regional Center Design Plan Area), Johnson Creek Boulevard (within the Clackamas Regional Center Design Plan Area), and Sunnyside Road (from 82nd Avenue to 139th Avenue).

Station Community: Areas centered around a light-rail or high capacity transit station that feature housing, offices and other employment, and a variety of shops and services that are easily accessible to pedestrians, bicyclists and transit users as well as vehicles. The intent of the Station Community designation is to encourage transit oriented development with a mix of high density housing and employment uses, a high quality pedestrian environment and other features designed to encourage high transit ridership.

Employment Areas: Employment centers mixing various types of employment and including some residential development as well. These areas include limited retail commercial uses primarily to serve the needs of the people working or living in the immediate area.

Industrial Areas: Areas set aside primarily for industrial activities. Supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary industrial uses.

Regionally Significant Industrial Areas: Areas near the region's most significant transportation facilities for the movement of freight and other areas most suitable for movement and storage of goods. These areas, like Industrial Areas, are set aside primarily for industrial activities. Supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary industrial uses. Supporting uses are limited to an even greater degree than in Industrial Areas.

Neighborhoods: Primarily residential areas that are accessible to jobs and neighborhood businesses. This broad category includes areas set aside for homes, parks and open space, schools, public services, and neighborhood business uses. The intent is to facilitate the Region 2040 "Inner Neighborhood" design type.

Green Corridors: Areas outside the Urban Growth Boundary adjacent to major transportation routes to neighboring cities where the rural character of the landscape and agricultural economy shall be maintained. The intent is to preserve the view sheds and maintain the rural character between urban areas along the major transportation routes.

Future Urban Study Areas: Areas brought within the Urban Growth Boundary for which the required planning has not yet been completed. The intent is to identify the areas where Title 11 of the Urban Growth Management Functional Plan and Metro code specify that concept planning and other requirements must be completed before other Urban Growth Concept design types and urban plan designations can be applied. Future Urban Study Areas include areas identified on Map 4-8 and areas brought into the Portland Metropolitan UGB after the adoption of Map 4-8.

URBAN GROWTH CONCEPT GOALS

- Provide for a compact urban form, integrating the built environment, transportation network, and open space, that:
 - Minimizes the amount of Urban Growth Boundary expansion required to accommodate expected population and employment growth in the next 20 years.
 - Efficiently uses public services including transportation, transit, parks, schools, sewer and water.
 - Distinguishes areas for intensive development from areas appropriate for less intensive development.
 - Preserves existing stable and distinct neighborhoods by focusing commercial and residential growth in mixed use centers and corridors.
 - Develops mixed use centers and corridors at a pedestrian scale and with design features and public facilities that support pedestrian, bicycle and transit trips.
- Maintain the rural character of the landscape between the Urban Growth Boundary and neighboring cities.

4.H Regional Center Policies

The Regional Center design type designation is applied to the Clackamas Regional Center, as identified on Map 4-8. The goals and policies applicable to the Clackamas Regional Center are located in Chapter 10: Clackamas Regional Center Area Design Plan.

4.I Corridor Policies

The Corridor design type designation is applied to sites adjoining the Corridor streets shown on Map 4-8. Corridor design type areas may be either continuous or development nodes. The areas of application for the Corridor design type are specified in Chapter 10 for all of the Corridor streets.

- 4.I.1 Policies that apply to all Corridor design type areas include:
- 4.I.1.1 Provide for both employment and housing, including mixed use.
 - 4.I.1.2 Provide for a high level of bus usage, with land uses and transportation facilities to support bus use.
 - 4.I.1.3 Encourage and support pedestrian travel with supportive land uses, frequent street connections, and sidewalks and pedestrian-ways.
 - 4.I.1.4 Provide for vehicular traffic and auto-oriented uses, while expanding the share of trips via transit and other modes.
 - 4.I.1.5 Enhance connectivity between neighborhoods adjacent to the Corridor Design Type Area and the Corridor Street.

- 4.I.2 Specific policies for the SE 82nd Ave, SE Johnson Creek Boulevard and SE Sunnyside Road (from 82nd Ave to approximately SE 117th Ave.) Corridor design type areas are located in Chapter 10: Clackamas Regional Center Area Design Plan.
- 4.I.3 Specific policies for the Sunnyside Road (from approximately SE 117th Ave to SE 139th Avenue) Corridor design type area are located in Chapter 10: The Sunnyside Corridor Community Plan.
- 4.I.4 Specific policies for the McLoughlin Boulevard Corridor design type area are located in Chapter 10: McLoughlin Corridor Design Plan.

4.J Station Community Policies

The Station Community design type designation is applied to sites surrounding a light rail or other high capacity transit station as shown on Map 4-8. The areas of application for the Station Community design type are specified in Chapter 10. Policies that apply to all Station Community design type areas include:

- 4.J.1. Provide for transit oriented development with land uses that support a high level of transit usage, such as a mix of high density employment and housing uses.
- 4.J.2. Provide a high quality pedestrian and bicycle environment with frequent street connections, walkways and bikeways.
- 4.J.3. Enhance connectivity between neighborhoods adjacent to the Station Community.

Specific policies for the Fuller Road Station Community are located in Chapter 10: Clackamas Regional Center Area Design Plan.

4.K Employment Area Policies

The Employment Area design type designation is applied as shown on Map 4-8. Policies that apply to Employment design type areas include:

- 4.K.1 Employment design type areas shall be developed to provide for a mix of employment and residential uses, including:
 - 4.K.1.1 Industry, office and service uses,
 - 4.K.1.2 Residential development,
 - 4.K.1.3 Low traffic generating, land consumptive commercial uses with low parking demand which have community or region-wide market,
 - 4.K.1.4 Limited retail uses appropriate in type and size to serve the needs of businesses, employees, and residents of the immediate Employment design type area.

- 4.K.2 The following are prohibited in an Employment design type area: a retail use with more than 60,000 square feet of gross leasable area in a single building; and retail uses with a total of more than 60,000 square feet of retail sales area on a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. These prohibitions do not apply:
- 4.K.2.1 To sites designated General Commercial on or before January 1, 2003; or
 - 4.K.2.2 When allowed by zoning if: the Zoning and Development Ordinance authorized those uses on January 1, 2003; transportation facilities adequate to serve the retail uses will be in place at the time the uses begin operation; and the Comprehensive Plan provides for transportation facilities adequate to serve other uses planned for the immediate Employment design type area over the planning period.
 - 4.K.2.3 When allowed by zoning if the uses: generate no more than a 25-percent increase in site-generated vehicle trips above permitted non-industrial uses; and meet the Maximum Permitted Parking—Zone A requirements set forth in Table 3.08-3 of Title 4 of the Regional Transportation Functional Plan.

4.L Industrial Area Policies

The Industrial Area design type designation is applied as shown on Map 4-8. Policies that apply to Industrial Areas include:

- 4.L.1 Limit the size of buildings for retail commercial uses, as well as retail and professional services that cater to daily customers, to 5,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project. This limitation does not apply to training facilities, the primary purpose of which is to provide training to meet industrial needs.

4.M Regionally Significant Industrial Area Policies

The Regionally Significant Industrial Areas Design Type designation is applied as shown on Map 4-8. Policies that apply to Regionally Significant Industrial Areas include:

- 4.M.1 Limit the size of buildings for retail commercial uses, as well as retail and professional services that cater to daily customers, to 3,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project. This limitation does not apply to training facilities, the primary purpose of which is to provide training to meet industrial needs.

- 4.M.2 Prohibit the siting of schools, places of assembly larger than 20,000 square feet, or parks intended to serve people other than those working or residing in the Regionally Significant Industrial Area.

4.N Neighborhood Policies

The Neighborhood design type designation is applied as shown on Map 4-8. Policies that apply to the Neighborhoods include:

- 4.N.1 Development of areas planned for residential, commercial and industrial uses within Neighborhood design type areas shall be guided by the urban land use policies of Chapter 4.
- 4.N.2 Areas designated as Low Density Residential shall achieve the densities outlined in the Low Density Residential policies of Chapter 4.

4.O Future Urban Study Area Policies

The Future Urban Study Area design type designation is applied as shown on Map 4-8. The goals and policies applicable to Future Urban Study Areas are located in the Urbanization section of Chapter 4.

4.P Green Corridor Policies

The goals and policies for Green Corridors shall be defined through a separate study as outlined in the Intergovernmental Agreements on Green Corridor and Rural Reserve and Population Coordination, signed by Clackamas County, City of Sandy, City of Canby, ODOT and Metro.

RESIDENTIAL

This section of the Land Use Chapter primarily addresses the location and density of housing. Chapter 6, *Housing*, establishes policies for other aspects of housing such as structure type, affordability, and design.

Low Density Residential areas are those planned primarily for single-family residential development, with a range of lot sizes from 2,500 square feet for attached single-family dwellings to 30,000 square feet for sites with environmental constraints.

Medium Density Residential areas are those planned for up to 12 units per gross acre (exclusive of density bonuses and conditional uses).

Medium High Density Residential areas are those planned for up to 18 units per gross acre (exclusive of density bonuses and conditional uses).

High Density Residential areas are those planned for up to 25 units per gross acre (exclusive of density bonuses and conditional uses).

Special High Density Residential areas are planned for high-rise multifamily housing up to 60 units per gross acre.

RESIDENTIAL GOALS

- Protect the character of existing low-density neighborhoods.
- Provide a variety of living environments.
- Provide for development within the carrying capacity of hillsides and environmentally sensitive areas.
- Provide opportunities for those who want alternatives to the single-family house and yard.
- Provide for lower-cost, energy-efficient housing.
- Provide for efficient use of land and public facilities, including greater use of public transit.

4.Q General Residential Policies

4.Q.1 Determine permitted uses and the density of development through zoning. Zoning of Residential areas shall be consistent with this Plan. Timing of zoning district application shall be in accord with the orderly development of the County.

4.Q.2 Implement dimensional and development standards to address compatibility, function, and aesthetics.

- 4.Q.3 Require dedication of designated Open Space areas where appropriate for purposes of developing the urban park or trails program.
- 4.Q.4 Establish minimum densities to help meet regional and local housing needs.
- 4.Q.5 Allow the Neighborhood Commercial zoning district to implement the Low Density Residential, Medium Density Residential, Medium High Density Residential, and High Density Residential land use plan designations according to the criteria in the Commercial Section of this Chapter.
- 4.Q.6 Require all Medium, Medium High, High, and Special High Density Residential developments to be subject to a design review process.
- 4.Q.7 When necessary, require improvements to existing streets and/or development of new streets to County standards prior to or concurrent with Medium, Medium High, High, and Special High Density Residential development.
- 4.Q.8 In Medium, Medium High, High, and Special High Density Residential areas, require pedestrian access to nearby schools, transit stations, commercial areas, recreational areas, and employment areas to be convenient and improved to standards determined through a design review process.
- 4.Q.9 Develop all Medium, Medium High, High, and Special High Density Residential areas with public sewer, public water, curbs, drainage controls, pedestrian/bikeway facilities, underground utilities, and street lighting.

4.R Low Density Residential Policies

- 4.R.1 The following areas may be designated Low Density Residential if any of the following criteria are met:
 - 4.R.1.1 Areas where a need for this type of housing exists.
 - 4.R.1.2 Areas which are currently developed at low density and where little need exists for redevelopment.
 - 4.R.1.3 Areas where transportation is limited to collectors and local streets.
 - 4.R.1.4 Areas where sensitivity to the natural environment or natural hazards indicates a reduced density.
- 4.R.2 Zoning of Immediate Urban Low Density Residential areas and conversion of Future Urban areas to Immediate Urban Low Density Residential shall include zones of 2,500; 5,000; 7,000; 8,500; 10,000; 15,000; 20,000, and 30,000 square feet (R-2.5 through R-30). The following factors guide the determination of the most appropriate zone:
 - 4.R.2.1 Physical site conditions such as soils, slope, and drainage:

- 4.R.2.1.a Land with soils subject to slippage, compaction or high shrink-swell characteristics shall be zoned for larger lots.
 - 4.R.2.1.b Land with slopes of:
 - Less than 20 percent shall be considered for the R-2.5 through R-8.5 zoning districts.
 - 20 percent and over shall be considered for the R-10 through R-30 zoning districts.
 - 4.R.2.1.c Land with hydrological conditions such as flooding, high water table or poor drainage shall be zoned for larger lots.
 - 4.R.2.2 Capacity of facilities such as streets, sewers, water, and storm drainage systems.
 - 4.R.2.3 Availability of transit: Land within walking distance (approximately one-quarter mile) of a transit stop should be zoned for smaller lots implemented by the R-2.5, R-5, R-7, and R-8.5 zoning districts.
 - 4.R.2.4 Proximity to jobs, shopping, and cultural activities: Areas in proximity to trip generators shall be considered for smaller lots implemented by the R-2.5, R-5, R-7, and R-8.5 zoning districts.
 - 4.R.2.5 Location of 2,500- and 5,000-square-foot lots: Location of 2,500 and 5,000 square foot lots, implemented by the R-2.5 and R-5 zoning districts, may be allowed in Corridor design type areas and where permitted by Community and Design Plans located in Chapter 10.
 - 4.R.2.6 Need for neighborhood preservation and variety: Areas that have historically developed on large lots where little vacant land exists should remain zoned consistent with the existing development pattern. Otherwise, unless physical or service problems indicate to the contrary, areas of vacant land shall be zoned for lots of 8,500 square feet or smaller.
 - 4.R.2.7 Density average: To achieve an average of 7,500 square feet or less per lot in low density Future Urban areas when conversion to Immediate Urban low density residential occurs, the R-10 zone shall be limited to areas with 20 percent slope and greater. Flexible-lot-size land divisions and other buffering techniques shall be encouraged in those areas immediately adjacent to developed subdivisions with lots of 20,000 square feet or more to protect neighborhood character, while taking full advantage of allowed densities.
- 4.R.3 Permit transfer of density within a development even if different zoning districts or land use plan designations are involved. Encourage the transfer of dwelling units from hazardous or environmentally sensitive areas to areas which are less hazardous or less expensive to develop. Resulting density on the developed portion of a given site shall not exceed the density allowed in the next-highest-density residential land use plan designation. Buffering from lower-density adjacent uses shall be considered in the review process.

- 4.R.4 Establish special development criteria and density standards in the following areas (see Policy 3.L.6 in the Natural Hazards section of Chapter 3, *Natural Resources and Energy*):
- 4.R.4.1 On slopes over 20 percent, the following development criteria shall be met:
 - 4.R.4.1.a Avoid major hazard areas
 - 4.R.4.1.b Maintain the stability of the slope
 - 4.R.4.1.c Grade without large or successive pads or terraces and without creating road grades in excess of County standards
 - 4.R.4.1.d Maintain vegetation and natural terrain features to sustain slope stability
 - 4.R.4.1.e Ensure that existing natural rates of run-off and erosion are not exceeded
 - 4.R.4.1.f Protect visually significant slopes, ravines, ridgelines, or rock outcroppings in their natural state
 - 4.R.4.2 In flood hazard areas or wetlands, the following development criteria, as well as the specifications in Chapter 3, shall be met:
 - 4.R.4.2.a Avoid major flood hazard areas
 - 4.R.4.2.b Maintain water quality and the natural function of the area to reduce or absorb flood runoff and to stabilize water flow
 - 4.R.4.2.c Protect wildlife habitats, significant vegetation, and trees
 - 4.R.4.2.d Protect any associated recreational values
 - 4.R.4.3 Density standards in these areas shall be as follows:
 - 4.R.4.3.a Land in the flood fringe and land with slopes over 20 percent shall be allowed to develop at no more than 50 percent of the density of the zone. If these lands are not developed, then up to 100 percent of the density may be transferred to more suitable land within the site, depending upon its characteristics. Density should be reduced as slope increases above 20 percent, with development discouraged on slopes over 35 percent.
 - 4.R.4.3.b Land in the floodway and land on landslides shall not be allowed to develop, except on a lot of record and only after having met the provisions stated in Policies 4.R.4.1 and 4.R.4.2, and other relevant Plan requirements. However, 100 percent of the dwelling units allowed in the zoning district may be transferred to more suitable land within the site.
 - 4.R.5 Ensure adequate provisions for schools, churches, and recreational facilities which are integral parts of all residential neighborhoods. The siting of these facilities shall be subject to conditions ensuring adequate design and safety, particularly with regard to vehicular and pedestrian access.
 - 4.R.6 Encourage retention of natural landscape features such as topographic variations, trees, and water areas, and allow variation in housing type and design.

- 4.R.7 Require a site analysis for each development in areas designated as Open Space or where the County has identified the potential for significant impacts. This requirement may be waived in the event all development is transferred to more suitable land outside of areas designated as Open Space.
- 4.R.8 Require roads in land divisions to be County roads and connected directly with an improved County road, state road, or city street. Half streets and private roads may be allowed where appropriate.
- 4.R.9 Develop all land divisions in urban areas with public sewer, public water, drainage controls, pedestrian/bikeway facilities, and underground utilities. Street lighting and street trees may be required. Implementing ordinances shall set standards in which street lighting and street trees will be encouraged or required.
- 4.R.10 Determine the net density in planned unit developments recognizing that up to 15 percent of the gross area is for roadways.
- 4.R.11 Encourage subdivision design to eliminate direct vehicular access from individual lots onto major or minor arterials. Frontage roads should be used wherever possible.
- 4.R.12 Require stub streets in land divisions where necessary to provide access to adjacent property.
- 4.R.13 Develop residential land divisions as planned unit developments whenever one or more of the following criteria apply:
 - 4.R.13.1 Any part of the site is designated Open Space on Map 4-6, *North Urban Area Land Use Plan Map*
 - 4.R.13.2 More than 20 percent of the dwelling units are to be attached or condominiums
 - 4.R.13.3 Sites are large enough to warrant on-site provision of substantial open and/or recreation space
 - 4.R.13.4 A large area is specifically identified by the County as needing greater design flexibility, increased open space, or a wider variety of housing types
- 4.R.14 Require a minimum of 20 percent of the total land area in all planned unit developments to be devoted to open space or outdoor recreational areas. Development for any other uses shall not be allowed. Parkland dedications may be part of the 20-percent open space requirement.
- 4.R.15 Require provisions for adequate maintenance prior to final plat approval to ensure the designated park area will be a community asset.

- 4.R.16 Allow flexible-lot-size land divisions provided that the average lot size is consistent with the base zone, as adjusted by density bonuses (see the Density Bonus section of Chapter 6, *Housing*).
- 4.R.16.1 For detached single-family dwellings, the smallest lot size allowable shall be 80 percent of the minimum average lot size allowed by the base density.
- 4.R.16.2 For attached single-family dwellings, the smallest lot size allowable shall be 2,000 square feet.
- 4.R.16.3 In planned unit development land divisions, the individual lot size is unrestricted.

4.S Medium Density Residential Policies

- 4.S.1 The following areas may be designated Medium Density Residential when at least the first two criteria are met:
 - 4.S.1.1 Areas where a need for this type of housing exists.
 - 4.S.1.2 Areas with access to a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.
 - 4.S.1.3 Areas located near or adjacent to commercial areas, employment concentrations, or transit stops.
 - 4.S.1.4 Areas of deteriorating dwellings or structures in neighborhoods to stimulate private investment, infilling, and redevelopment, as long as one or more of the preceding criteria apply.
- 4.S.2 Limit the Planned Medium Density (PMD) zoning district to areas currently zoned PMD.
- 4.S.3 In Medium Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.
- 4.S.4 Encourage variations in density on different parts of a large site and promote a variety in housing type, ownership, and design.
- 4.S.5 Require in all Medium Density Residential developments a minimum of 25 percent of the total gross areas to be landscaped, natural, and/or recreational areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for passive or active recreation within the development are substituted for gross land area.
- 4.S.6 Existing mobile home parks which are designated Medium Density Residential shall not have the designation changed unless a plan for relocation of the existing tenants is submitted and approved. This plan shall demonstrate that existing tenants will be relocated prior to redevelopment of the property.

4.T Medium High Density Residential Policies

- 4.T.1 The following areas may be designated Medium High Density Residential when the first two and at least one of the remaining criteria are met:
 - 4.T.1.1 Areas where a need for this type of housing exists.
 - 4.T.1.2 Areas with access to a street designated as a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.
 - 4.T.1.3 Areas adjacent to or within walking distance of a significant educational, cultural, recreational, or open space facility or area.
 - 4.T.1.4 Areas located adjacent or in proximity to a designated commercial or industrial area on the Comprehensive Map.
 - 4.T.1.5 Areas within 800 feet of a transit line or transit station or within one-quarter mile of such transit facility if easily accessible due to pedestrian amenities such as sidewalks, pedestrian ways, and streetlights.
- 4.T.2 In Medium High Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.
- 4.T.3 Encourage variations in density on different parts of a large site and promote a variety in housing type, ownership, and design.
- 4.T.4 Require in all Medium High Density Residential developments a minimum of 25 percent of the total gross area to be landscaped, natural, and/or recreational areas.

4.U High Density Residential Policies

- 4.U.1 The following areas may be designated High Density Residential when at least the first three criteria are met:
 - 4.U.1.1 Areas located either adjacent to or within proximity to major shopping centers, employment concentrations, and/or major transit centers.
 - 4.U.1.2 Areas with access to a street designated as a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.
 - 4.U.1.3 Areas free from known geologic hazards, flooding, or soils subject to slippage.
 - 4.U.1.4 Areas adjacent to permanently protected open space or bodies of water as long as the above criteria apply.
- 4.U.2 In High Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.
- 4.U.3 Encourage variations in density on different parts of a site and promote a variety of housing type, ownership, and design.

- 4.U.4 If the minimum residential density standard is achieved, allow office, retail, and commercial service uses with limits on floor area and standards to ensure compatibility with residential uses permitted in High Density Residential areas.
- 4.U.5 Allow existing commercial uses to remain or improve in High Density Residential areas as long as such uses are integrated with surrounding development.
- 4.U.6 Require all High Density Residential developments to provide a minimum of 25 percent of the total gross area to be landscaped, natural, and/or recreational areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for passive or active recreation within the development are substituted for gross land area.
- 4.U.7 Encourage understructure parking.

4.V Special High Density Residential Policies

- 4.V.1 The following areas may be designated Special High Density Residential when all of the criteria are met:
 - 4.V.1.1 Areas located either adjacent or close to employment concentrations in excess of 2,000 employees.
 - 4.V.1.2 Areas within walking distance (approximately one-quarter mile) of a major transit station, and with good access to a major or minor arterial.
 - 4.V.1.3 Areas where impact on adjacent neighborhoods will be minimal.
 - 4.V.1.4 Areas free from known geologic hazards, flooding, or soils subject to slippage.
- 4.V.2 Encourage variations of density on different parts of a site through high-rise construction.
- 4.V.3 If the minimum residential density standard is achieved, allow office, retail, and commercial service uses with limits on floor area and standards to ensure compatibility with residential uses permitted in Special High Density Residential areas.
- 4.V.4 Allow existing commercial uses to remain or improve in Special High Density Residential areas as long as such uses are integrated with surrounding development.
- 4.V.5 Require all Special High Density Residential developments to provide a minimum of 40 percent of the total gross area to be landscaped, natural, and/or recreation areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for active or passive recreation are substituted for gross land area.

4.V.6 Understructure or underground parking may be required.

COMMERCIAL

This section of Chapter 4 addresses the location of commercial land and the physical development of commercial zoning districts. Chapter 8, *Economics*, establishes policies for other aspects of commerce, such as commercial growth, economic diversity, and employment.

The Neighborhood Commercial zoning district is intended to allow for uses that provide goods and services to residential neighborhoods in locations easily accessible to these neighborhoods with minimal negative impacts. Neighborhood Commercial uses are compatible with residential areas and may be located in residential areas.

Community Commercial areas are designated for local shopping and services, including large grocery stores and other frequently patronized community services. Sale of a limited range of goods and services is allowed. Trade areas may encompass several neighborhoods. Uses are generally compatible with adjacent neighborhoods. Professional offices are allowed in this land use category.

Office Commercial areas are designated for a mix of offices; clean, light manufacturing; multifamily residential uses; and other compatible uses. Commercial service and retail uses are allowed on a limited basis.

Office Apartment areas are intended to provide for: a mix of office uses and compatible uses, such as residential uses; a high standard of architectural design and landscaping; and pedestrian improvements and pedestrian-oriented site and building design to support non-auto trips. Office Apartment areas are designated as mixed-use areas with an emphasis on office and multifamily residential uses. Compatible land uses may be allowed on a limited basis. This land use category includes uses generally compatible with development within designated Corridors.

General Commercial areas are designated for sale of a wide range of goods and services. Trade areas for establishments within this district may be extensive. This category includes uses which may be incompatible with residential areas. Outdoor storage and display are permitted. Manufacturing (excluding primary processing of raw materials, but not excluding manufacturing of edible or drinkable products retailed on the same site), professional offices, and multifamily residential uses are allowed in this land use category.

Retail Commercial areas are also designated for sale of a wide range of goods and services. Trade areas for establishments within this district may be very extensive. This category provides for intensive retail development, with limits on some land extensive uses, and also limits on outdoor storage. Professional offices and multifamily residential uses are allowed in this land use category.

COMMERCIAL GOALS

- Provide opportunities for a wide range of commercial activity ranging from convenience establishments close to neighborhoods to major regional shopping centers.
- Ensure that access, siting, and design of commercial developments are suitable for the type of commercial activity.
- Provide for the efficient utilization of commercial areas while protecting adjacent properties and surrounding neighborhoods.
- Ensure that the minimum operational requirements of development are provided on-site.
- Encourage attractive, compact shopping areas offering a wide range of goods and services.
- Ensure that traffic attracted to commercial development will not adversely affect neighborhoods.
- Limit expansion of commercial strips and encourage better design of existing strips to make them more functional and attractive.
- Allow mixed use.

4.W Neighborhood Commercial and All Urban Commercial Plan Designation Policies

- 4.W.1 Determine permitted uses through zoning. Zoning of Commercial areas shall be consistent with this Plan. Timing of zoning district application shall be in accord with the orderly development of the County.
- 4.W.2 Require all developments to be subject to a design review process.
- 4.W.3 Implement dimensional and development standards to address compatibility, function, and aesthetics.

4.X Neighborhood Commercial Policies

- 4.X.1 Implement a Neighborhood Commercial zoning district, which may be applied to sites with a land use plan designation of Low Density Residential, Medium Density Residential, Medium High Density Residential, or High Density Residential. The Neighborhood Commercial zoning district may be applied to sites within residential areas which either have an historical commitment to neighborhood commercial uses, or satisfy all the following criteria:
- 4.X.1.1 The conditional use criteria of the Zoning and Development Ordinance.
- 4.X.1.2 The new site, or expanded site, is necessary to provide convenience commercial uses which are not currently available within the service area. "Service area", for purposes of this policy, shall be either:
- 4.X.1.2.a The readily accessible area within 2,000 feet of the proposed site; or

- 4.X.1.2.b A defined area with a minimum of 500 existing or potential dwelling units which are closer to the proposed site, and have as good or better access to the proposed site, than to existing commercial sites considering distance and topographical barriers. Potential dwelling units shall be determined on the basis of existing zoning.
- 4.X.1.3 Each Neighborhood Commercial site should be a maximum of one acre in size. To allow clustering of convenience uses, additional area may be added up to a maximum total area of two acres.
- 4.X.1.4 Sites shall have direct access to a street of at least a collector classification and preferably an arterial.
- 4.X.1.5 Sites should not include more than one quadrant of an intersection. If more than one quadrant is approved, it shall be shown that undue traffic congestion will not result.
- 4.X.2 Cluster buildings in Neighborhood Commercial areas to prevent strip development and require buildings to be compatible in design and scale with the surrounding neighborhood.
- 4.X.3 Require that improvements to streets be made when necessary prior to or concurrent with development. Bicycle/pedestrian facilities shall be provided.

4.Y Community Commercial Policies

- 4.Y.1 The following areas may be designated Community Commercial when the first criterion is met or all of the other criteria are met:
 - 4.Y.1.1 Areas having an historical commitment to commercial uses.
 - 4.Y.1.2 Areas which are separated from similar commercial uses by a least one-half mile. Each Community Commercial area should not exceed 10 acres.
 - 4.Y.1.3 Areas having direct access to a street of at least a minor arterial classification. Siting should not result in significant traffic increase on local streets serving residential areas.
 - 4.Y.1.4 Areas which do not increase an existing commercial strip.
- 4.Y.2 Require improvements to streets and/or transit access when necessary prior to or concurrent with development.
- 4.Y.3 Require sidewalks and bicycle facilities.
- 4.Y.4 Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.
- 4.Y.5 Require curbs, drainage controls, underground utilities, and street lighting.

4.Z Office Commercial Policies

- 4.Z.1 The following areas may be designated Office Commercial:
 - 4.Z.1.1 Properties or areas currently developed with office commercial uses or committed to such uses, or which are adjacent to properties developed or committed to such uses, and are required in order to protect such uses from incompatible development.
 - 4.Z.1.2 Properties offering high visibility from a major highway or arterial which will not draw traffic through single-family neighborhoods.
 - 4.Z.1.3 Properties or areas which provide a buffer between residential and commercial or industrial properties.
- 4.Z.2 Allow, as primary uses, institutional and cultural facilities, high-density housing, and bed and breakfast establishments.
- 4.Z.3 Allow service commercial uses with limits on the percent of floor area to be occupied.
- 4.Z.4 Require improvements to streets and/or pedestrian and transit access when necessary prior to or concurrent with development.
- 4.Z.5 Limit and define access to facilitate efficient and safe traffic movements. Joint access provisions for vehicular and pedestrian movement between developments shall be required when uses are complementary or compatible.
- 4.Z.6 Provide for high-quality building and site design through the application of strict development standards.
- 4.Z.7 Protect and promote Office Commercial areas for developments which project a positive image.
- 4.Z.8 Require sidewalks, drainage controls, underground utilities, and street lighting.

4.AA Office Apartment Policies

- 4.AA.1 Areas may be designated Office Apartment when they meet Policy 4.AA.1.1 or 4.AA.1.2:
 - 4.AA.1.1 The area to be considered by the land use application is located in a Corridor design type area as defined in the Urban Growth Concept section of this Chapter.
 - 4.AA.1.2 The area to be considered by the land use application is located on a Corridor street and the majority of the area is within 150 feet of the Corridor street right-of-way, and meets the following criteria:

- 4.AA.1.2.a Access to the site will meet transportation safety standards and not cause an unacceptable level of service on the Corridor street; and
- 4.AA.1.2.b The site can be developed consistent with access management plans that have been prepared for the Corridor street, e.g., Map 10-SC-5, and consistent with access management requirements implemented by the Zoning and Development Ordinance and the County Roadway Standards.

- 4.AA.2 Allow multifamily or attached single-family dwelling uses in mixed-use buildings as part of developments that include office uses.

- 4.AA.3 Allow congregate housing facilities and nursing homes as limited uses.

- 4.AA.4 Allow compatible land uses as limited uses with limits on the amount of floor space used by the limited use.

- 4.AA.5 For each Office Apartment site area, a master plan for the entire contiguous site area designated Office Apartment shall be submitted for approval with any land use application. The master plan shall include a plan for consolidation of vehicular accesses for the entire site area. Master plan approval for Office Apartment site areas shall be required prior to allowing development or land divisions.

- 4.AA.6 Development shall comply with the following design requirements:
 - 4.AA.6.1 Developments shall be designed at a pedestrian scale, with pedestrian amenities provided and pedestrian-oriented design used to support non-auto trips to the facility.
 - 4.AA.6.2 Developments shall be designed in a series of low-rise buildings.
 - 4.AA.6.3 Buildings shall be oriented towards streets.
 - 4.AA.6.4 Development shall be integrated with the neighborhood using secondary accesses or, at minimum, pedestrian-only access to adjacent residential areas.
 - 4.AA.6.5 Strict development standards shall be applied to provide for high-quality building and site design.
 - 4.AA.6.6 Sidewalks, drainage controls, underground utilities, and street lighting shall be required.
 - 4.AA.6.7 Improvements to streets and/or pedestrian and transit access shall be required when necessary, prior to, or concurrent with development.
 - 4.AA.6.8 Access shall be limited and defined to facilitate efficient and safe traffic movements. Joint access provisions for vehicular and pedestrian movement between developments shall be required when uses are complementary or compatible.

4.BB General Commercial Policies

- 4.BB.1 The following areas may be designated General Commercial when either the first criterion is met or all of the other criteria are met:
 - 4.BB.1.1 Areas having an historical commitment to commercial uses.
 - 4.BB.1.2 Areas necessary to serve the shopping needs of County residents.
 - 4.BB.1.3 Areas having access to a street of at least a major arterial classification or to a high capacity transit corridor. Siting should not result in significant traffic increase on local streets serving residential areas.
 - 4.BB.1.4 Areas which do not increase an existing commercial strip or create new strips.
 - 4.BB.1.5 Areas where adverse effects, such as traffic and noise, will have a minimal effect on adjacent neighborhoods or can be minimized through on-site improvements.
 - 4.BB.1.6 Areas near employment centers.
- 4.BB.2 Require improvements to streets and/or transit access when necessary prior to or concurrent with development.
- 4.BB.3 Require sidewalks and bicycle facilities.
- 4.BB.4 Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.
- 4.BB.5 Require curbs, drainage controls, underground utilities, and street lighting.
- 4.BB.6 Allow manufacturing (excluding primary processing of raw materials) and high-density housing within General Commercial areas.

4.CC Retail Commercial Policies

- 4.CC.1 Provide for retail commercial areas incorporating high standards and an attractive image, to meet regional shopping needs for a wide range of goods and services accessible by transit and automobile in areas such as the Clackamas Town Center.
- 4.CC.2 Provide for development oriented toward mass transit and pedestrian amenities.
- 4.CC.3 The following areas may be designated Retail Commercial when either the first criterion is met or all of the other criteria are met:
 - 4.CC.3.1 Areas having an historical commitment to commercial uses.
 - 4.CC.3.2 Areas necessary to serve the shopping needs of County residents.

- 4.CC.3.3 Areas having access to a street of at least a major arterial classification or to a high capacity transit corridor. Siting should not result in significant traffic increase on local streets serving residential areas.
- 4.CC.3.4 Areas which do not increase an existing commercial strip or create new strips.
- 4.CC.3.5 Areas where adverse effects, such as traffic and noise, will have a minimal effect on adjacent neighborhoods or can be minimized through on-site improvements.
- 4.CC.3.6 Areas near employment centers.

- 4.CC.4 Require improvements to streets and/or transit access when necessary prior to or concurrent with development.

- 4.CC.5 Require sidewalks and bicycle facilities.

- 4.CC.6 Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.

- 4.CC.7 Require curbs, drainage controls, underground utilities, and street lighting.

- 4.CC.8 Allow high-density housing within Retail Commercial areas.

INDUSTRIAL

This section of the Land Use Chapter addresses the location of industrial land and the physical development of industrial districts. Other aspects of industry such as industrial growth, diversity and employment are addressed in Chapter 8, *Economics*.

Business Park, Light Industrial and General Industrial areas are designated to accommodate manufacturing, processing, storage, wholesale distribution, and research facilities, as well as other compatible uses. Primary uses in Business Park areas generate no outdoor processing, storage, or display. Primary uses in Light Industrial areas generate minimal outdoor storage and no outdoor processing or display. General Industrial areas are intended to allow outdoor processing, storage, and display, with design and operational criteria to mitigate impacts on adjacent uses. In all industrial areas, development standards, including site planning, building type, truck and traffic circulation, landscaping, buffering, and screening shall be satisfied to ensure compatibility with, and an attractive appearance from, adjacent land uses.

INDUSTRIAL GOALS

- Provide areas for general industry that meet the locational requirements of prospective industries and protect designated industrial areas from encroachment of incompatible uses.
- Protect Industrial areas from the transportation impacts of residential and commercial development.
- Protect areas adjacent to industrial areas from potential blighting effects of noise, dust, odor or high truck traffic volumes.
- Conserve the supply of industrial land.

4.DD Business Park Policies

4.DD.1 Areas may be designated Business Park when all of the following criteria are met:

- 4.DD.1.1 Areas with good access to an existing or planned four-lane major arterial, expressway, or better road.
- 4.DD.1.2 Areas adjacent to a street of at least a collector status.
- 4.DD.1.3 Areas with significant natural or man-made amenities, as long as other criteria apply.

4.DD.2 The Business Park zoning district implements this designation.

4.DD.3 Require landscaping and strictly limit outdoor processing, outdoor storage and outdoor display, to enhance the appearance on site and from off site.

4.DD.4 Require all Business Park uses to be subject to development standards intended to maintain high aesthetics in the area.

- 4.DD.5 Require curbs, sidewalks, drainage controls, underground utilities and street lighting.

4.EE Light Industrial Policies

- 4.EE.1 The following areas may be designated Light Industrial when either the first or all of the other criteria are met:
 - 4.EE.1.1 Areas having an historical commitment to industrial uses.
 - 4.EE.1.2 Areas with excellent access to the regional transportation network.
 - 4.EE.1.3 Areas with access to a street of at least a minor arterial classification.
 - 4.EE.1.4 Areas with sites large enough for several industries to cooperatively design an industrial park.
- 4.EE.2 The Light Industrial zoning district implements this designation.
- 4.EE.3 Determine permitted uses through zoning. Zoning of Light Industrial areas shall be consistent with this Plan and the stated purpose of compatible zoning districts. Timing of zoning district application shall be in accord with the orderly development of the County.
- 4.EE.4 Limit land uses other than industrial or industrially related uses but balance these limits with the need to provide locations for certain governmental, recreational or social service uses that may prove challenging to locate elsewhere.
- 4.EE.5 Clearly identify entrances and exits to facilitate efficient traffic movement. The internal circulation system should have broad lanes and turnarounds large enough to accommodate truck traffic. Access streets should include curbs and gutters.
- 4.EE.6 Require landscaping and limit outdoor processing, outdoor storage and outdoor display to enhance the appearance on site and from off site.
- 4.EE.7 Provide for pedestrian and bicycle access to adjacent transit corridors and, where applicable, to nearby residential areas. Require sidewalks when appropriate.
- 4.EE.8 Require storm drainage control measures as an integral part of all industrial area development to compensate for large roofs and paved parking areas within industrial areas.
- 4.EE.9 Require underground utilities and street lighting.
- 4.EE.10 Require all Light Industrial developments to be subject to the design review process.
- 4.EE.11 Encourage coordinated utility and traffic improvements in industrial land divisions.

4.FF General Industrial Policies

- 4.FF.1 The following areas may be designated General Industrial when either the first or all of the following criteria are met:
 - 4.FF.1.1 Areas having an historical commitment to industrial uses.
 - 4.FF.1.2 Areas with availability of rail service, access to navigable water, known mineral deposits or freeway access.
 - 4.FF.1.3 Areas where buffering land uses or physical features provide protection for lower intensity land uses, particularly Low Density Residential areas.
 - 4.FF.1.4 Areas having access to a street of at least a major arterial classification. Sites within the broader district may be accessed by roads of a lower classification. Designation shall not result in significant traffic increase on streets of less than a collector status serving residential areas.
 - 4.FF.1.5 Areas with sites large enough to accommodate expansion of individual establishments or serve several establishments within one district.
- 4.FF.2 The General Industrial zoning district implements this designation.
- 4.FF.3 Determine permitted uses through zoning. Zoning of General Industrial areas shall be consistent with this Plan and the stated purpose of compatible zoning districts. Timing of zoning district application shall be in accord with the orderly development of the County.
- 4.FF.4 Limit land uses other than industrial or industrially related uses.
- 4.FF.5 Clearly identify entrances and exits to facilitate efficient traffic movement. The internal circulation system should have broad lanes and turnarounds large enough to accommodate truck traffic. Access streets should include curbs and gutters.
- 4.FF.6 Require landscaping to enhance the appearance on site and from off site.
- 4.FF.7 Provide for pedestrian and bicycle access to adjacent transit corridors and, where applicable, to nearby residential areas.
- 4.FF.8 Require storm drainage control measures to be an integral part of the site design and improvements if site development includes large roof and paved parking areas.
- 4.FF.9 Require sidewalks, when appropriate.
- 4.FF.10 Require curbs, underground utilities and street lighting.
- 4.FF.11 Require all General Industrial developments to be subject to the design review process.

OPEN SPACE AND FLOODPLAINS

The protection of open space resources is an important objective, but the designation of an area as Open Space does not mean development is prohibited. Development can occur within the framework of preservation of essential open space elements, and the functioning of natural systems. Open space preservation also need not mean public ownership or public access. Many alternatives and methods of open space protection are available. An open space network must be established through early acquisition, where appropriate, or the imposition of clear, consistent controls on land containing significant natural resources or hazards.

Open space often coincides with areas subject to natural hazards, including the undeveloped 100-year floodplain. Floodplains consist of areas which are periodically inundated from stream flows, causing damage to property and threatening the lives of residents. The 100-year floodplain has an average flood frequency of at least once every 100 years, or a one-percent probability of flooding in any particular year. A distinct set of policies has been formulated to deal with the special problems associated with flood hazard areas.

OPEN SPACE AND FLOODPLAINS GOALS

- Protect the significant natural features and systems of the County for the enjoyment of all residents and visitors.
- Protect a network of open space to balance development within the urban area and provide needed contrast in the urban landscape.
- Provide opportunities for needed recreation facilities.
- Protect the lives and property of County residents from natural hazards.

4.GG Open Space Policies

- 4.GG.1 Designate as Open Space areas of land or water substantially free of buildings or other significant structures which also are one of the following:
- 4.GG.1.1 Natural resource areas with recognized unique or significant value, primarily those associated with stream/river corridors and hillsides.
 - 4.GG.1.2 Areas with some constraint or degree of hazard for development, such as landslides, steep slope, or flooding.
 - 4.GG.1.3 Existing parks and other committed open areas, such as golf courses, playgrounds, and cemeteries.
- 4.GG.2 Establish three categories of Open Space within the northwest urban area: Resource Protection, Major Hazards, and Public and Community Use.
- 4.GG.2.1 The purpose of Resource Protection Open Space is to protect natural resources and the open character of designated areas while allowing development according to the Plan. Resource Protection Open Space is land in one the following categories:
 - 4.GG.2.1.a The flood fringe of 100-year floodplains

- 4.GG.2.1.b Areas within 100 feet of mean low water on all major rivers and 50 feet of any other permanent stream
- 4.GG.2.1.c Land within the Willamette River Greenway
- 4.GG.2.1.d Wetland areas
- 4.GG.2.1.e Distinctive urban forests
- 4.GG.2.1.f Hillsides of more than 20 percent slope
- 4.GG.2.1.g Areas of high visual sensitivity
- 4.GG.2.1.h Other distinctive or unique natural areas (see Natural Resources Chapter)
- 4.GG.2.1.i Undeveloped public land with potential for recreation.
- 4.GG.2.2 The purpose of Major Hazards Open Space is to protect the public from natural hazards. Major Hazards Open Space is land in any of the following categories:
 - 4.GG.2.2.a The floodway of 100-year floodplains
 - 4.GG.2.2.b Areas of known landslide hazard
 - 4.GG.2.2.c Areas of severe erosion, unstable soil, or earth movement
- 4.GG.2.3 The purpose of Public and Community Use Open Space is to preserve community open space and its associated benefits, such as recreation. Public and Community Use Open Space is land in any of the following categories:
 - 4.GG.2.3.a Parks and other recreation facilities
 - 4.GG.2.3.b Cemeteries
 - 4.GG.2.3.c Other publicly or commonly owned lands which function as open space
- 4.GG.3 Require that all residential developments over one acre in size and having 10 percent or more of designated Open Space, be Planned Unit Developments or flexible lot land divisions.
 - 4.GG.3.1. Protect open space features by clustering development away from the more sensitive areas within a site, assembling adjacent parcels into a larger development, transferring density within the development, and reviewing design, landscaping, color and materials for compatibility with the site and natural features.
 - 4.GG.3.2. Development on land which includes wetlands shall be designed to (1) maintain water quality and the natural function of wetlands, (2) reduce and absorb flood runoff and stabilize water flow, and (2) protect wildlife habitats.
 - 4.GG.3.3. Apply to Major Hazard Open Space areas a Low Density Residential zone consistent with the area for the purpose of computing density transfer.
- 4.GG.4 Require that industrial and commercial development not disturb land designated as Open Space, unless unavoidable for the reasonable development of the site. Develop criteria for land coverage and development intensity to guide site planning and reduce impacts on open space features. Dedication of land for purposes of developing the urban parks and trail program shall be required as appropriate.

- 4.GG.5 Prepare, in a timely manner, a site analysis for any development in the northwest urban area affecting land designated as Open Space. In addition, the County may prepare an analysis for development in an area of high visual sensitivity for any development having significant impact upon the County.
 - 4.GG.5.1 The County's analysis will supplement the applicant's environmental assessment and include the following:
 - 4.GG.5.1.a An evaluation of the proposed development's impact on the relevant natural systems or features of the open space network.
 - 4.GG.5.1.b Identification of applicable provisions or criteria of this Plan.
 - 4.GG.5.1.c Alternatives to the proposal which might better achieve the optimum siting or design layout and protect the site's open space values.
 - 4.GG.5.1.d An evaluation of the potential for public acquisition or dedication as part of the urban park or trail system.
- 4.GG.6 Prohibit development of areas designated Major Hazard Open Space except as provided in Policy 3.L.2.1 of the Natural Resources and Energy chapter, Natural Hazards Section, and Policy 4.R.4.3.b.
- 4.GG.7 Implement Public and Community Use Open Space through an Open Space zone. Public recreation or other compatible private or public uses and structures should be allowed, including golf pro shops, school play equipment, or park restrooms.
- 4.GG.8 Permit public acquisition of land intended for Public and Community Use Open Space purposes in all land use categories and amend the Land Use Plan Map accordingly.
- 4.GG.9 Use the best available data to make decisions on the extent to which a site may be developed in areas designated Open Space.
- 4.GG.10 Conversion of land designated Public and Community Use open space may occur when an alternate use proposal is accompanied by suitable retention or replacement of open space, developed recreation or other suitable compensating actions.

4.HH Floodplains Policies

- 4.HH.1. Designate as Floodplains the areas within 100-year floodplains. Refine Floodplain designations upon completion of detailed floodplain information including floodway and flood fringe.
- 4.HH.2. Encourage floodplains to be retained as open space in order to protect their ability to convey and store water. The use of Floodplains shall conform to the requirements of the Floodplain Management Zoning District.

- 4.HH.2.1. Restrict development and/or fill in the flood fringe to insure that danger to life and property will not result. The natural flow of water shall not be restricted, nor shall development which would significantly increase flood elevations be permitted.
- 4.HH.2.2. Prohibit development and/or fill in the floodway due to risk to life and property, flow diversion and increased flood elevations. Possible exceptions to this policy are commercial or industrial activities of a water-dependent nature approved by the U.S. Army Corps of Engineers and/or Division of State Lands.
- 4.HH.2.3. Allow riprap or other streambank protection measures only when they comply with river management policies in the Natural Resources and Energy chapter.
- 4.HH.2.4. Prohibit storage of toxic or hazardous materials in the floodplain. Materials used for construction which may be inundated shall be of such strength and quality that they will not deteriorate, and shall be able to withstand water pressure or the high velocity of flowing water.
- 4.HH.2.5. Require structures in the floodplain to be secured to prevent flotation. Septic tank lids shall be sealed to prevent loss of contents during flooding.
- 4.HH.2.6. Require the lowest floor of buildings designed for human occupancy to be at least one foot above the 100-year flood elevation.

UNINCORPORATED COMMUNITIES

Unincorporated Communities, as defined in Chapter 660, Division 22 of the Oregon Administrative Rules, are settlements located outside urban growth boundaries in which concentrated residential development is combined with limited commercial, industrial, or public uses. Unincorporated Communities may have limited public facilities and services.

There are four types of Unincorporated Communities:

Rural Community: an Unincorporated Community consisting primarily of residential uses but also including a minimum of two commercial, industrial, or public land uses. Redland, Beavercreek, Colton, Boring, Wildwood/Timberline, and Zigzag Village are Rural Communities.

Rural Service Center: an Unincorporated Community consisting primarily of commercial and industrial uses providing goods and services to the surrounding rural area or persons traveling through. Mulino and Rhododendron are Rural Service Centers.

Resort Community: an Unincorporated Community that was established primarily for, and continues to be used primarily for, recreation or resort purposes. A Resort Community includes residential and commercial uses as well as overnight lodging. Wemme/Welches is a Resort Community.

Urban Unincorporated Community: an Unincorporated Community that includes at least 150 permanent dwelling units and a mixture of other land uses, including three or more commercial, industrial, or public land uses. An Urban Unincorporated Community includes areas served by community water and sewer. Government Camp is an Urban Unincorporated Community.

UNINCORPORATED COMMUNITY GOALS

- Provide for commercial and industrial development necessary to serve surrounding Agriculture, Forest, and Rural areas.
- Provide residential areas supportive of the commercial and industrial uses.
- Recognize and protect communities and their historic character.
- Provide a balance of residential, commercial, and industrial uses conducive to a healthy economy for the community.
- Provide employment opportunities for residents of the Unincorporated Community and surrounding non-urban areas.

4.II General Unincorporated Community Policies

4.II.1 The following areas may be designated Unincorporated Communities:

- 4.II.1.1 Land which has been acknowledged as a Statewide Planning Goal 3 or 4 exception area and historically considered to be part of the community provided the land only includes existing, contiguous concentrations of:
 - 4.II.1.1.a commercial, industrial, or public uses; and/or
 - 4.II.1.1.b dwelling units and associated residential lots at a greater density than exception lands outside Unincorporated Communities;
- 4.II.1.2 Lands planned and zoned for farm or forest use provided such land:
 - 4.II.1.2.a is contiguous to Statewide Planning Goal 3 or 4 exception lands included in the community boundary;
 - 4.II.1.2.b was occupied as of October 28, 1994 by one or more of the following uses: church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility;
 - 4.II.1.2.c includes only that portion of the lot or parcel that is occupied by the use(s) above; and
 - 4.II.1.2.d remains planned and zoned for farm or forest use.
- 4.II.2 Prohibit the expansion of Unincorporated Communities into areas of natural hazards.
- 4.II.3 Guide management of land use patterns in Unincorporated Communities by policies in this Plan and by those in community plans which are prepared as part of the County's continuing planning program as described in Chapter 11, *The Planning Process*.
- 4.II.4 Require development to be contingent upon the ability to provide public services (e.g., school, water, fire, telephone).
- 4.II.5 Develop roads in a manner and to a level compatible with Unincorporated Communities.
- 4.II.6 Residential uses should be allocated in a manner and to a level that supports the commercial and industrial uses and provides housing opportunities to meet needs while maintaining compatibility with adjacent land use designations.
- 4.II.7 Limit industrial uses to:
 - 4.II.7.1. Uses authorized under Statewide Planning Goals 3 and 4;
 - 4.II.7.2. Expansion of a use existing on December 5, 1994;
 - 4.II.7.3. Small-scale, low- impact industrial uses, as defined in Oregon Administrative Rules (OAR) 660-022-0030(11);
 - 4.II.7.4. Uses that require proximity to a rural resource, as defined in OAR 660-004-0022(3)(a);
 - 4.II.7.5. New uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such services are not available to the site, the capacity of the site itself to provide water and

- absorb sewage;
- 4.II.7.6. New uses more intensive than those allowed under Policies 4.JJ.7.1 through 7.JJ.7.5, provided an analysis set forth in this Plan demonstrates, and land use regulations ensure:
- 4.II.7.6.a That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;
- 4.II.7.6.b That such uses would not rely upon a work force employed by uses within urban growth boundaries; and
- 4.II.7.6.c That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries; and
- 4.II.7.7. Industrial uses, including accessory uses subordinate to industrial development, sited on an abandoned or diminished industrial mill site, as defined in the Clackamas County Zoning and Development Ordinance, provided the uses will be located only on the portion of the mill site that is zoned for industrial uses.
- 4.II.8 Limit commercial uses to:
- 4.II.8.1. Uses authorized under Statewide Planning Goals 3 and 4;
- 4.II.8.2. Small-scale, low-impact uses as defined in OAR 660-022-0030(10); and
- 4.II.8.3. Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.
- 4.II.9 Encourage commercial and industrial uses to locate in Unincorporated Communities to provide employment opportunities to residents of the communities and the surrounding non-urban area.
- 4.II.10 Require design review for commercial and industrial development.
- 4.II.11 Public facilities in Unincorporated Communities should be expanded or developed only when consistent with maintaining the rural character of the community.
- 4.II.12 Increased water service to an area shall not be used in and of itself to justify reduced lot sizes.
- 4.II.13 Sewerage systems shall be contained within ~~urban growth boundaries or~~ Unincorporated Community boundaries, and shall not be allowed to expand to land outside of such boundaries, except as provided by the Oregon Revised Statutes for abandoned or diminished mill sites or otherwise consistent with Policy 7.A.9.

4.JJ Unincorporated Community Residential Policies

- 4.JJ.1 Apply a plan designation of Unincorporated Community Residential to residential areas in Unincorporated Communities, except as modified by Chapter 10.
- 4.JJ.2 Implement the Unincorporated Community Residential plan designation through application of the Rural Area Residential 1-Acre (RA-1) zoning district.
- 4.JJ.3 Implement dimensional and development standards to address compatibility, function, and aesthetics.

RURAL COMMERCIAL

Rural Commercial lands are those that are outside urban growth boundaries and that are suitable based on specific factors for commercial development on a rural scale.

RURAL COMMERCIAL GOALS

- To provide for the continuation of commercial uses in non-urban areas having an historical commitment to such uses.
- To implement the goals and policies of this Plan for commercial development in Unincorporated Communities.

4.KK Rural Commercial Policies

- 4.KK.1 The Rural Commercial plan designation may be applied in non-urban areas to provide for commercial uses that are necessary for, and on a scale commensurate with, rural development.
- 4.KK.2 The Rural Commercial (RC) zoning district implements the Rural Commercial plan designation.
- 4.KK.3 Areas may be designated Rural Commercial when either the first or both of the other criteria are met:
- 4.KK.3.1 Areas shall have an historical commitment to commercial uses; or
 - 4.KK.3.2 Areas shall be located within an Unincorporated Community; and
 - 4.KK.3.3 The site shall have direct access to a road of at least a collector classification.
- 4.KK.4 Implement dimensional and development standards to address compatibility, function, and aesthetics.

RURAL INDUSTRIAL

RURAL INDUSTRIAL GOALS

- To provide for the continuation of industrial uses in non-urban areas having an historical commitment to such uses.
- To provide for the industrial redevelopment of abandoned or diminished mill sites.
- To implement the goals and policies of this Plan for industrial development in Unincorporated Communities.

4.LL Rural Industrial Policies

- 4.LL.1 The Rural Industrial plan designation may be applied in non-urban areas to provide for industrial uses that are not labor-intensive and are consistent with rural character, rural development, and rural facilities and services.
- 4.LL.2 The Rural Industrial (RI) zoning district implements the Rural Industrial plan designation.
- 4.LL.3 Areas may be designated Rural Industrial when the first, the second, or both of the other criteria are met:
- 4.LL.3.1 Areas shall have an historical commitment to industrial uses; or
 - 4.LL.3.2 The site shall be an abandoned or diminished mill site, as defined in the Zoning and Development Ordinance, provided that only the portion of the site that was improved for the processing or manufacturing of wood products may be designated Rural Industrial; or
 - 4.LL.3.3 Areas shall be located within an Unincorporated Community; and
 - 4.LL.3.4 The site shall have direct access to a road of at least an arterial classification.

RURAL

Rural lands are exception lands, as defined in Oregon Administrative Rules 660-004-0005(1), that are outside urban growth boundaries and Unincorporated Communities and are suitable for sparse settlement, such as small farms, woodlots, or acreage home sites. They lack public facilities or have limited facilities and are not suitable, necessary, or intended for urban, agricultural, or forest use.

RURAL GOALS

- To provide a buffer between urban and agricultural or forest uses.
- To perpetuate the rural atmosphere while maintaining and improving the quality of air, water, and land resources.
- To conserve open space and protect wildlife habitat.

4.MM Rural Policies

- 4.MM.1 Areas may be designated Rural if they are presently developed, built upon, or otherwise committed to sparse settlement or small farms with limited, if any, public services available.
- 4.MM.2 Designation of additional Rural lands shall be based on findings that shall include, but not be limited to:
- 4.MM.2.1 Reasons why additional Rural land is needed or should be provided;
 - 4.MM.2.2 An evaluation of alternative areas in the County that should be designated Rural and a statement of why the chosen alternative is more suitable;
 - 4.MM.2.3 An evaluation of the long-term environmental, economic, social, and energy consequences to the locality, region, or state of designating the area Rural; and
 - 4.MM.2.4 Reasons why designating the area Rural will be compatible with other adjacent uses;
- 4.MM.3 Areas impacted by major transportation corridors, adjacent to urban growth boundaries or areas designated Rural, and for which public services are committed or planned shall be given priority in designating additional Rural areas.
- 4.MM.4 Residential lot sizes shall be based upon:
- 4.MM.4.1 Parcelization;
 - 4.MM.4.2 Level of existing development;
 - 4.MM.4.3 Topography;
 - 4.MM.4.4 Soil conditions;
 - 4.MM.4.5 Compatibility with the types and levels of available public facilities;
 - 4.MM.4.6 Proximity to Unincorporated Communities or an incorporated city; and
 - 4.MM.4.7 Capacity and level of service of the road network

- 4.MM.5 Existing large lots should be reduced to meet future rural housing needs prior to expanding the areas designated as Rural.
- 4.MM.6 Areas with marginal or unsuitable soils for agricultural or forest use shall be given a higher priority for conversion to rural development than areas with more suitable soils.
- 4.MM.7 Public facilities should be expanded or developed only when consistent with maintaining the rural character of the area.
- 4.MM.8 Increased water service to an area shall not be used in and of itself to justify reduced lot sizes.
- 4.MM.9 The County shall encourage grouping of dwelling units with lot sizes less than the minimum allowed by the zoning district when such development is compatible with the policies in this Plan and the overall density of the zoning district.
- 4.MM.10 Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.
- 4.MM.11 The Rural Area Residential 2-Acre (RA-2), Rural Residential Farm/Forest 5-Acre (RRFF-5), and Farm/Forest 10-Acre (FF-10) zoning districts implement the goals and policies of the Rural plan designation. These zoning districts shall be applied in Rural areas as follows:
 - 4.MM.11.1 The RA-2 zoning district shall be applied when all the following criteria are met:
 - 4.MM.11.1.a Parcels are generally two acres or smaller.
 - 4.MM.11.1.b The area is significantly affected by development.
 - 4.MM.11.1.c There are no natural hazards, and the topography and soil conditions are well suited for the location of homes.
 - 4.MM.11.1.d A public or private community water system is available.
 - 4.MM.11.1.e Areas are in proximity or adjacent to an Unincorporated Community or incorporated city.
 - 4.MM.11.1.f In areas adjacent to urban growth boundaries, RA-2 zoning shall be limited to those areas in which virtually all existing lots are two acres or less.
 - 4.MM.11.2 The RRFF-5 zoning district shall be applied when all the following criteria are met:
 - 4.MM.11.2.a Parcels are generally five acres.
 - 4.MM.11.2.b The area is affected by development.
 - 4.MM.11.2.c There are no serious natural hazards, and the topography and soils are suitable for development.

- 4.MM.11.2.d Areas are easily accessible to an Unincorporated Community or incorporated city.
- 4.MM.11.3 The FF-10 zoning district shall be applied when one or more of the following criteria are met:
 - 4.MM.11.3.a Parcels are generally ten acres.
 - 4.MM.11.3.b The area is developed with a mixture of uses not consistent with extensive commercial agriculture or forestry uses.
 - 4.MM.11.3.c Access to an Unincorporated Community or an incorporated city is generally poor.
- 4.MM.12 Implement dimensional and development standards to address compatibility, function, and aesthetics.

AGRICULTURE

Agriculture areas are those of predominantly Class I through IV soils as identified by the United States Natural Resources Conservation Service or as identified in more detailed data; and other lands that are suitable for farm use due to soil fertility, suitability for grazing, climatic conditions, existing or future potential for irrigation, land use patterns, or accepted farming practices or are necessary to permit farming practices to be undertaken on adjacent or nearby lands.

AGRICULTURE GOALS

- Preserve agricultural use of agricultural land.
- Protect agricultural land from conflicting uses, high taxation and the cost of public facilities unnecessary for agriculture.
- Maintain the agricultural economic base of the County and increase the County's share of the agricultural market.
- Increase agricultural income and employment by creating conditions that further the growth and expansion of agriculture and attract agriculturally related industries.
- Maintain and improve the quality of air, water, and land resources.
- Conserve scenic and open space.
- Protect wildlife habitats.

4.NN Agriculture Policies

4.NN.1 The following areas shall be designated Agriculture:

- 4.NN.1.1 Areas with predominantly Class I through IV agricultural soil as defined by the United States Natural Resources Conservation Service or identified as agricultural soil by more detailed data;
- 4.NN.1.2 Areas generally in parcels of 20 acres or larger;
- 4.NN.1.3 Areas primarily in agricultural use;
- 4.NN.1.4 Areas necessary to permit farming practices on adjacent lands or necessary to prevent conflicts with the continuation of agricultural uses;
- 4.NN.1.5 Other areas in soil classes different from NRCS I through IV when the land is suitable for farm use as defined in Oregon Revised Statutes 215.203(2)(a), taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farm practices.

4.NN.2 Agriculturally related industries shall be encouraged.

4.NN.3 Land uses that conflict with agricultural uses shall not be allowed.

- 4.NN.4 New sewer facilities shall not be allowed in Agricultural areas, except when consistent with Policy 7.A.11 of Chapter 7, Public Facilities and Services.
- 4.NN.5 Roads shall be developed in a manner and to a level compatible with maintaining Agricultural areas.
- 4.NN.6 Education and dissemination of information on agricultural crops, methods, and technology; special tax assessment programs; and new land-use techniques should be encouraged.
- 4.NN.7 Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.
- 4.NN.8 The Exclusive Farm Use (EFU) zoning district implements the goals and policies of the Agriculture plan designation and should be applied in Agriculture areas.
- 4.NN.9 Forest zoning districts which require a minimum lot size of 80 acres or larger may be applied in Agriculture areas provided the primary uses are forest and forest-related and that permitted uses will not conflict with agricultural uses.
- 4.NN.10 Except on lands within urban growth boundaries or as provided by the Oregon Revised Statutes for abandoned or diminished mill sites, exceptions to Statewide Planning Goals 3 and 4 shall be required for a plan amendment from the Agriculture designation to any designation other than Forest.

FOREST

Forest areas are composed of existing and potential forestlands that are suitable for commercial forest uses. Also included are other forested lands needed for watershed protection, wildlife and fish habitat, and recreation, lands where extreme conditions of climate, soil, and topography require maintenance of vegetative cover, and forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife habitat, scenic corridors, and recreational use.

FOREST GOALS

- To conserve forestlands.
- To protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of timber as the leading use on forestland.
- To conserve, protect, and enhance watersheds, wildlife and fisheries resources, agriculture, and recreational opportunities that are compatible with the primary intent of the plan designation.
- To minimize wildfire hazards and risks.
- To enhance and protect other environmentally sensitive areas.

4.00 Forest Policies

4.00.1 The following areas shall be designated Forest:

- 4.00.1.1 Lands suitable for forest use;
- 4.00.1.2 Lands predominantly capable of generating at least 85 cubic feet of timber per acre per year;
- 4.00.1.3 Areas generally in forest uses;
- 4.00.1.4 Areas which are environmentally sensitive or otherwise require protection (watersheds, areas subject to erosion, landslides, etc.) should be designated Forest;
- 4.00.1.5 Forested areas which buffer more intense land uses from areas of less intense use may be designated Forest.

4.00.2 Encourage forest-related industries.

4.00.3 Prohibit land uses that conflict with forest uses.

4.00.4 Housing should be limited in Forest areas because it is generally incompatible with forest uses due to fire danger and accepted forest practices such as herbicide spraying and slash burning.

- 4.OO.5 Prohibit commercial and industrial development in Forest areas.
- 4.OO.6 Prohibit new sewer facilities in Forest areas, except when consistent with Policy 7.A.11 of Chapter 7, Public Facilities and Services.
- 4.OO.7 Encourage use of a Homestead provision that allows retention of a homesite with an existing dwelling and transfer of the remaining property as long as the transfer is compatible with Forest policies.
- 4.OO.8 Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.
- 4.OO.9 Apply zoning districts consistent with state, regional, and County goals and United States Forest Service land allocation and management plans to the Mt. Hood and Willamette National Forests.
- 4.OO.10 This Plan and implementing ordinance provisions shall not conflict with the Oregon Forest Practices Act.
- 4.OO.11 The Timber (TBR) and Ag/Forest (AG/F) zoning districts implement the goals and policies of the Forest plan designation. The TBR zoning district shall be applied to areas predominantly in forest use. The AG/F zoning district shall be applied to areas having such a mixture of agricultural and forest uses that neither Statewide Planning Goal 3 nor Goal 4 applies alone.
- 4.OO.12 Except on lands within urban growth boundaries or as provided by the Oregon Revised Statutes for abandoned or diminished mill sites, exceptions to Statewide Planning Goals 3 and 4 shall be required for a plan amendment from the Forest designation to any designation other than Agriculture.

Summary of Proposed Amendments to Comprehensive Plan Chapter 7, *Public Facilities and Services*

1. List the Oregon Administrative Rules (OAR) 660-011-0060 allowances for sewer systems and their components in Rural designated areas in Policies 7.A.9, and repeal redundant provisions.
2. Allow for sewer systems and their components in Rural designated areas outside of Unincorporated Communities consistent with Policy 7.A.9.
3. Provide consistency to terms and punctuation.

Chapter 7: PUBLIC FACILITIES AND SERVICES

The provision of public facilities and services is a key ingredient in the development of Clackamas County and the implementation of this Plan. All development requires a certain level of public facilities and services. The objective of this Plan element is to provide the level of public facilities and services to support the land use designations in this Plan, and to provide those facilities and services at the proper time to serve development in the most cost effective way.

This chapter addresses, in part, the requirements of the Land Conservation and Development Commission's (LCDC's) Goal 11, also known as Oregon Administrative Rule 660, Division 11. It requires planning for sanitary sewage treatment, water, storm drainage and transportation. Adequate levels of those public facilities and services must be available before urban levels of development can be built in a manner consistent with the land use designations in this Plan. (Transportation facilities and services are addressed in Chapter 5 of this Comprehensive Plan). Further detail, particularly with regard to necessary facility improvements and their costs, can be found in the County's Public Facilities Plan.

Failure to plan for public facilities properly could result in unnecessary financial costs, if the services are provided in excess of needed levels. Unnecessary environmental degradation and ultimately more financial cost could result if services are not properly designed to accommodate the anticipated level of development.

The public facilities and services policies of this Plan provide a logical framework for the timely, orderly and efficient arrangement of facilities and services required to meet the population and economic needs of this County. The following policies will be used to guide and coordinate the provision of future facilities and services with development activities in Clackamas County. Other policies that may pertain to public facilities and services are included in the Natural Resources, Transportation, and Land Use Chapters of this Plan.

ISSUES

Several critical issues stand out among the others when planning for the provision of new public facilities and services. These issues are:

- The type of services provided,
- The appropriate level of each service,
- The arrangement or pattern of services,
- The timing of the necessary services,
- Who should provide the services,
- Who should benefit from and pay for the necessary services,

- The differential cost of providing services in different geographic areas.

SUMMARY OF FINDINGS AND CONCLUSIONS

Sanitary Sewage Treatment

- Twenty different management agencies either collect, treat, plan or regulate existing sewerage facilities serving the urban portions of Clackamas County.
- The County's approved Sewerage Facilities Master Plan is the guiding planning document for the development and operation of wastewater facilities in Clackamas County.
- Improving sewerage facilities is highly capital intensive. Current rates and charges, including either user rates or system development charges, will likely need to be increased over the next twenty-year period to fund major capital improvement programs.
- All future sanitary facilities must comply with federal, state and regional water quality goals and regulations.
- Provision of sanitary facilities must be coordinated with other essential facilities and services.

Water

- At present, a sufficient supply and source of drinking water exists to serve the projected urban population needs of Clackamas County.
- The County Health Department has identified 232 public water districts serving four or more households.
- The primary sources of water are Bull Run, Clackamas River, Molalla River and groundwater. Wilsonville has recently decided to use the Willamette River as a municipal water source.
- Although the Clackamas River is an excellent source of water, there is a potential problem of "over-allocating" individual water rights relative to the available water supply.
- Many purveyors will need to expand their in-system storage capacity to meet 20-year demands. This storage is needed to meet short-term emergency fire demands in excess of transmission facility capacity and peak demand.
- Many of the smaller private purveyors have inadequate treatment systems and little storage capacity to meet 20-year demands.
- Information concerning groundwater is incomplete. At present data are incomplete on quantities of groundwater withdrawn by private users. (See Natural Resources and Energy chapter, Groundwater Section.)

- The Regional Water Providers Consortium provides a forum for water purveyors serving the urban areas of the County to discuss regional water issues, including revision of service areas. Final decisions regarding actual services will continue to be made by local service providers.

Storm Drainage

- Storm drainage basin planning is substantially complete for the urban areas of Clackamas County using a 20-year planning period, and that planning is in process for Urban Reserves.
- The County currently lacks a comprehensive stormwater system and lacks mechanisms for upgrading inadequate sections for the urban areas. The service providers are working on planning and building regional facilities for water quality and quantity.
- The County has stormwater improvement requirements that include on-site detention and provide options for regional detention and the service providers are working on water quality requirements.
- The Endangered Species Act and the listing of Steelhead and Salmon as threatened species are critical considerations in the formulation of surface water management policy.
- Implementation of any storm drainage program requires a major financial investment. Federal and state revenue sources are insufficient to support major storm drainage improvements. Local methods of finance will be more heavily relied upon to develop storm drainage improvements.

Solid Waste

- Disposal of solid waste materials is a regional problem necessitating a regional solution. Metro is the regional planning authority charged with the responsibility of overall planning, siting and management of solid waste disposal in the metropolitan area. Metro is also responsible for state-mandated recycling and recovery in the tri-county region.
- Metro has made arrangements with a private firm to construct a new landfill in Arlington, Oregon to accept the region's solid wastes.
- Solid Waste facilities in Clackamas County are the Metro South Transfer Station, Sandy Transfer Station and Mt. Hood Refuse Center, and the Canby Transfer and Recycling Station. The only mixed waste processing center in Clackamas County is KB Recycling, although other centers in adjacent Counties serve Clackamas County as well. Several yard debris processors and composting facilities are located in Clackamas County.

Fire and Emergency Medical

- The level of fire safety in any community depends upon several factors, including: water supply and pressure, fire station staffing, condition of transportation routes, travel times, distance between vegetation and buildings, fire agency capabilities, and housing densities.
- Nine fire districts provide fire and emergency medical services to the unincorporated portions of Clackamas County.
- An intergovernmental agreement between the fire agencies and the County establishes one Fire Code for all agencies (implemented by the Building Department and at Development Review).
- Each fire agency's response standard and its capabilities are established by its governing body and vary based on community taxpayer support.
- Automatic and mutual assistance agreements exist countywide that address routine to catastrophic incident response, and are updated on a regular basis, or as needed under the auspices of the Clackamas Fire Defense Board.

Law Enforcement

- Police services are provided by nine agencies in Clackamas County. Clackamas County's Sheriff's Department serves by far the largest geographic area including contractual patrol services to Happy Valley, Johnson City, Rivergrove, Wilsonville and Estacada.
- The Sheriff's Department operates and maintains the only County jail facility, which is located on the Red Soils complex in Oregon City.
- The County operates and maintains a radio system and dispatch facilities that provide communication services for the fire, emergency medical system, and law enforcement providers in the County. The cities of Lake Oswego and Gladstone maintain separate dispatch facilities for fire, emergency medical system, and police services. The City of Milwaukie provides its own police dispatch center.
- There is an "enhanced" 9-1-1 telephone system that serves all of Clackamas County.

Schools

- Ten separate school districts operate 105 public primary and secondary schools in Clackamas County.
- Coordination between the County Planning Division and school district administrations can be improved, particularly in reviewing new subdivisions and reviewing the location of additional school facilities. Due to state land use law, schools cannot be compensated for the impact of development, nor can the County limit development based on inadequate school capacity.

County Government

- During the past decade, Clackamas County has experienced significant population growth, resulting in expanded levels of governmental services. As a consequence, the County has leased space in a number of locations. A Master Facility and Space Consolidation Plan should be implemented by the County.
- Clackamas County, in its role of coordinator for public facilities as required by the Land Conservation and Development Commission's (LCDC's) Goal 11, has adopted a Public Facilities Plan for the North Clackamas Urban Area. It describes facilities for sanitary sewage treatment, storm drainage, public water, and transportation. It describes the existing facilities, future needs for 5-year and 20-year periods, the cost of meeting those needs, and the sources of funding expected to pay for the expansions.

PUBLIC FACILITIES

Clackamas County adopts as supporting documents to this Plan the public facilities plans titled, "Transportation Element", "Sanitary Sewerage Services", "Water Systems", and "Storm Drainage Element", including the public facility project titles contained therein. The public facility projects' locations or service areas are shown on maps contained within the above reports. Additional supporting documents are the master plans for Cow and Sieben Creeks, Kellogg/Mt. Scott Creek, and Rock and Richardson Creeks.

PUBLIC FACILITIES GOALS

- Maintain and improve the quality of Clackamas County's streams, lakes, waterways and groundwater.
- Provide for the location and development of sanitary sewage treatment, collection and reuse facilities to support existing and future land use development in all urban areas of the County.
- Provide for the location and development of drinking water facilities to support existing and future land development.
- Protect the quantity and quality of drinking water supplies.
- Coordinate the location and size of drinking water facilities with appropriate water purveyors.
- Minimize stormwater runoff, water pollution, siltation, soil erosion and flooding.
- Improve fish habitat and support recovery of aquatic species.
- Require adequate storm drainage, public sanitary sewer and public water service concurrent with development in areas that require these services.
- Provide a systematic control for the collection, transport, storage, separation, processing, recycling, resource recovery and disposal of solid waste.
- Minimize the impact on air, land and water quality and neighborhoods when siting sanitary landfills.

7.A Sanitary Sewage Treatment Policies

- 7.A.1 Recognize County responsibility for operating, planning and regulating wastewater systems as designated in the approved Sewerage Facilities Master Plan.
- 7.A.2 Recognize that Clackamas County Service District No. 1, Tri-City Service District, Oak Lodge Sanitary District, the Unified Sewerage Agency and the City of Portland have responsibility for operating, planning, and regulating wastewater systems as designated in the approved Sewerage Facilities Master Plan.

- 7.A.3 Require all agencies that provide sewer treatment and collection services in Clackamas County to be consistent with a DEQ approved Sewerage Facilities Master Plan.
- 7.A.4 Ensure that sewerage facilities in Clackamas County are developed and maintained by the appropriate sanitary district, county service district or city.
- 7.A.5 Require, if necessary, provision of sanitary sewers prior to development in areas identified as "health hazards" by the State of Oregon.
- 7.A.6 Require sanitary sewerage service agencies to coordinate extension of sanitary services with other key facilities, i.e., water, transportation, and storm drainage systems, which are necessary to serve additional lands.
- 7.A.7 Require the timely and orderly provision of sanitary sewers in all Immediate Urban areas except those identified as Floodplain and other hazard areas.
- 7.A.8 Prohibit new on-site sewage disposal systems within Urban Growth Boundaries except for:
 - 7.A.8.1 A lot of record outside of a sewerage service district, legally recorded prior to January 31, 1980; or
 - 7.A.8.2 Parcels of ten acres or larger in Future Urban areas inside the Metro Urban Growth Boundary (UGB); or
 - 7.A.8.3 Outside the Metro UGB on lots that conform to the minimum lot size of the zone; or
 - 7.A.8.4 Parcels inside a sewerage service district having unique topographic or other natural features that make sewer extension impractical as determined on a case by case basis by the sewer service provider.
- 7.A.9 Except as provided by the Oregon Revised Statutes for abandoned or diminished mill sites in "Rural" designated areas, and except as provided in OAR 660-011-0060(3), (4), (8), and (9) and consistent with Statewide Planning Goal 11, prohibit: Allow sewerage systems in "Rural" designated areas only to alleviate a public health hazard or water pollution problem that has been identified by the State of Oregon or Clackamas County.
 - 7.A.9.1 The establishment of new sewer systems, as defined in OAR 660-011-0060(1), outside urban growth boundaries or unincorporated communities;
 - 7.A.9.2 The extension of sewer lines from within urban growth boundaries or unincorporated community boundaries in order to serve uses on land outside those boundaries;
 - 7.A.9.3 The extension of sewer systems, as defined in OAR 660-011-0060(1), that currently serve land outside urban growth boundaries and

unincorporated community boundaries in order to serve uses that are outside such boundaries and are not served by the system on July 28, 1998.

7.A.10 Allow sewerage systems in the Wildwood/Timberline, Zigzag Village, Rhododendron, Wemme/Welches, Government Camp and Boring Unincorporated Communities, provided such systems are not allowed to expand outside the boundaries of these communities, except as provided by the Oregon Revised Statutes for abandoned or diminished mill sites or as otherwise provided by Policies 7.A.9 or 7.A.11.

7.A.11 Allow DEQ approved sewage disposal systems in "Agricultural" and "Forest" designated areas if:

7.A.11.1 Necessary to alleviate a public health hazard or water pollution problem that has been identified by the State of Oregon.

7.A.11.2 Necessary for parks or recreation lands when consistent with the protection of forests and agriculture, or for housing necessary for the conduct of forest or agriculture related activities.

7.A.12 Coordinate the review of development applications with the appropriate sanitary sewer service provider to ensure that approval is not granted in the absence of adequate sanitary sewer facilities or a mechanism to provide them concurrently with development.

7.B Water Policies

7.B.1 Develop a Countywide program for domestic water source development.

7.B.2 Require all public water purveyors to design the extension of water facilities at levels consistent with the land use element of the Comprehensive Plan. Capacity suitable for fire protection needs to be included.

7.B.3 Require water purveyors in urban areas to coordinate the extension of water services with other key facilities, i.e., transportation, sanitary sewers, and storm drainage facilities, necessary to serve additional lands.

7.B.4 Encourage development in urban areas where adequate urban water facilities already exist.

7.B.5 Require water service purveyors to provide water services for non-urban areas at levels appropriate for non-urban use.

7.B.6 Coordinate the review of development applications with the appropriate water service provider to ensure that approval is not granted in the absence of

adequate water facilities or a mechanism to provide them concurrently with development.

7.C Storm Drainage Policies

- 7.C.1 Require all new developments to meet the development standards of the appropriate service provider.
- 7.C.2 Require submission of storm drainage, water quality and erosion control plans prior to approval of all new development, and implementation of such plans.
- 7.C.3 Require that urban stormwater runoff be minimized by nonstructural controls, where feasible, to maintain the quality and quantity of runoff in natural drainage ways. These areas may be calculated as part of the required open space.
- 7.C.4 Require runoff from impervious surfaces to be collected and treated, as required by the appropriate service provider, prior to discharge to a natural drainage way capable of accepting the discharge.
- 7.C.5 Require control measures to minimize erosion and sedimentation during construction. The method of retention and control shall be approved by the appropriate service provider.
- 7.C.6 Stabilize drainage ways as necessary below drainage and culvert discharge points for a distance sufficient to minimize erosion created by the discharge.
- 7.C.7 Determine the responsibility for installation of storm drainage systems prior to final approval of all new developments.
- 7.C.8 Coordinate the review of development applications with the appropriate storm drainage service provider to ensure that approval is not granted in the absence of adequate storm drainage facilities or a mechanism to provide them concurrently with development.

7.D Solid Waste Policies

- 7.D.1 Coordinate with Metro in the proper siting and operation of solid waste facilities in Clackamas County.
- 7.D.2 Require future sanitary landfill sites to meet appropriate State and regional siting criteria and regulations.
- 7.D.3 Ensure that the operation of solid waste facilities and services is consistent

with County Solid Waste and Waste Management Ordinances.

- 7.D.4 The guiding policy for waste management in the County should be based on the following priorities:
- 7.D.4.1 Reduce the amount of solid waste generated.
 - 7.D.4.2 Reuse material for the purpose for which it was originally intended.
 - 7.D.4.3 Recycle material that cannot be reused.
 - 7.D.4.4 Compost material that cannot be reused or recycled.
 - 7.D.4.5 Recover energy from solid waste that cannot be reused, recycled, or composted so long as the energy recovery facility preserves the quality of air, water, and land resources.
 - 7.D.4.6 Dispose of, by landfilling, any solid waste that cannot be reused, recycled, composted or from which energy cannot be recovered.

7.E Street Lighting Policies

- 7.E.1 Encourage provision of street lighting for all new and existing developments inside the Urban Growth Boundary.
- 7.E.2 Outside urban growth boundaries, discourage installation of street lighting except in Unincorporated Communities and in subdivisions with lots of one acre or less. This policy is not intended to prevent installation of individual lights necessary for security or public safety.

PUBLIC SERVICES

PUBLIC SERVICES GOALS

- Support a sufficient level of fire safety and prevention in all areas of the County in order to minimize the risk of fire damage to the life and property of all residents.
- Develop and maintain County law enforcement and correction services to provide safety to all County residents.
- Coordinate proposed land use actions and Plan amendments with school districts.
- Coordinate the location and size of future school sites with appropriate school districts.
- Support school facilities as focal points of community activity subject to available funding and interest.
- Locate County governmental facilities to maximize service to all County residents in the most cost efficient manner.

7.F Fire Policies

- 7.F.1 Facilitate coordination between fire districts and developers prior to approval of future development to insure appropriate levels of fire safety.
- 7.F.2 Encourage all public water purveyors to maintain a sufficient amount of water storage and pressure within the system to maintain minimum fire flow.
- 7.F.3 Coordinate with fire and water districts in locating fire hydrants in new development.

7.G Law Enforcement Policies

- 7.G.1 Encourage provision of the appropriate level of Sheriff services in urban and rural areas.
- 7.G.2 Review proposals for additional law enforcement and correction facilities to assure that such proposals are consistent with the Comprehensive Plan and policies.

7.H Education Policies

- 7.H.1 Encourage maximum use of school facilities.
- 7.H.2 Support proposals that recommend using school facilities or portions of school facilities for senior citizen, day-care, or preschool age children activities.

- 7.H.3 Encourage development of portions of school property or adjacent property as neighborhood park and recreation facilities in park deficient areas.
- 7.H.4 Require notification to school districts of all subdivision applications.
- 7.H.5 Encourage the location of schools in the urban areas within a safe walking distance for students.
- 7.H.6 Encourage barrier free elementary school service areas, i.e., minimize service areas bisected by major arterials, highways, railroads, waterways, commercial or industrial areas.
- 7.H.7 Encourage junior and senior high schools to be centrally located on, or near, an arterial within its service area.

7.1 County Government Policies

- 7.1.1 Promote consolidation of County services and facilities whenever possible.
- 7.1.2 Work toward developing a major centralized facility for County Government.
- 7.1.3 Encourage the location of Human Resource services in locations convenient to the citizens of the County.

Summary of Proposed Amendments to Section 202, Definitions

1. Clarify in the definition of a “property line adjustment” (PLA) that Oregon Revised Statutes (ORS) 92.010 allows for the elimination of all or a portion of a property line with a PLA, and clarify that, for the purposes of the definition, a “property line” is the division line between just two abutting lots of record.
2. Amend the definition of a “replat” so that it is distinct from a PLA for use in the Zoning and Development Ordinance (ZDO).
3. Provide a definition of “sign, drive-thru” for use in Section 1010, *Signs*.
4. Provide consistency in citations, spacing, and punctuation.

NOTICE

Amendments to this section of the Zoning and Development Ordinance were approved by the Board of County Commissioners on December 17, 2020, and became effective on January 17, 2021. However, these amendments have not been acknowledged under state law because an appeal has been filed with the Land Use Board of Appeals. Pursuant to Oregon Revised Statutes 197.625, the County shall apply the amended regulations to land use decisions, expedited land divisions and limited land use decisions. However, if these amended regulations fail to gain acknowledgment, any permit or zone change which is approved, in whole or in part, on the basis of the change will not justify retention of the improvements that were authorized by the permit or zone change. Before proceeding with plans for development that are dependent on the amended regulations, applicants are advised to consult with Planning and Zoning Division staff and seek independent legal advice.

202 DEFINITIONS

ACCESSORY BUILDING OR USE: A subordinate building or use, the function of which is clearly incidental to that of the main building or use on the same lot.

ACCESSWAY: A public right-of-way, a portion of which is hard surfaced, for use by pedestrians and bicyclists providing a direct route where public roads require significant out of direction travel.

ACCESS DRIVE: A private way, with a travel surface generally no more than 12 feet in width, created by deed or easement to provide vehicular ingress to, or egress from not more than two lots or parcels.

ACTIVE RECREATIONAL AREA: An area such as a park, sports field, or golf course, where turf lawn provides a playing surface that is dedicated to active play.

ADJOINING: Contiguous or abutting exclusive of street width. -It shall include the terms adjacent, abutting or contiguous.

AIRPORT, PERSONAL-USE: An airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by his invited guests, and to commercial activities in connection with agricultural operations only.

AIRPORT, PRIVATE USE: An airport restricted, except for aircraft emergencies, to use by the owner and his invited guests. -The determination as to whether an airport is private or public-use is made by the Oregon Department of Aviation.

AIRPORT, PUBLIC-USE: An airport that is open to use by the flying public, with or without a request to use the airport.

ALLEY: A travel way that is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

ALTERATION, CULTURAL RESOURCE: Any exterior change or modification, through public or private action, of any cultural resource or of any property located within an historic district including, but not limited to, exterior changes to or modification of structure, architectural details or visual characteristics such as paint color and surface texture, grading, surface paving, new structures, cutting or removal of trees and other natural features, disturbance of archaeological sites or areas, and the placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

ANTIQUES: Goods that, by virtue of their age or unusual quality, are generally considered to be of historical and/or artistic interest, ordinarily such items are in good state of preservation or are restorable to their original conditions.

AQUIFER: A layer of rock or alluvial deposit which holds water.

ARCHITECTURAL FEATURES: Features include, but are not limited to cornices, canopies, sunshades, gutters, chimneys, fireplaces, flues and eaves. -Architectural features shall not include any portion of a structure built for the support, occupancy, shelter or enclosure of persons or property of any kind.

ARCHITECTURAL FEATURES, CULTURAL RESOURCE: The architectural elements embodying style, design, general arrangement and components of all of the outer surfaces of an improvement, including, but not limited to, the kind, color, texture of the building materials and type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvements.

AUTOMATIC IRRIGATION CONTROLLER: An automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture sensor data.

BABYSITTER: A person who goes into the home of a child to give care during the temporary absence of the parent or legal guardian or custodian.

BASEMENT: A portion of a building which has less than one-half of its height measured from finished floor to finished ceiling above the average elevation of the adjoining ground, but not an "underground structure" as defined in this ordinance.

BEACON: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same site as the light source; also, any light with one or more beams that rotate or move.

BED AND BREAKFAST HOMESTAY: A use that is conducted in an owner-occupied single-family dwelling, provides rooms for rent on a daily or weekly basis to the public, and includes breakfast as part of the cost of the room. -A maximum of two guest rooms and a maximum of five guests at one time are permitted.

BED AND BREAKFAST INN: A use that is conducted in an operator- or owner-occupied single-family dwelling, provides rooms for rent on a daily or weekly basis to the public, and includes breakfast as part of the cost of the room. -A bed and breakfast inn may include a restaurant offering meals to the general public as well as to overnight guests.

BED AND BREAKFAST RESIDENCE: A use that is conducted in an operator- or owner-occupied single-family dwelling, provides rooms for rent on a daily or weekly basis to the public, and includes breakfast as part of the cost of the room. -In addition to the required breakfast, other occasional family-style meals may be provided for overnight guests.

BICYCLE RACK: An apparatus designed to support the central frame of a bicycle and allow locking of both wheels, without the removal of wheels.

BIKEWAY: A paved facility provided for use by cyclists. -There are five types of bikeways.

Shared Roadway: A type of bikeway where motorists and cyclists occupy the same roadway area. -Shared roadways are allowed on neighborhood streets and on rural roads and highways.

Shoulder Bikeway: A bikeway which accommodates cyclists on paved roadway shoulder.

Bike Lane: A section of roadway designated for exclusive bicycle use, at the same grade as the adjacent roadway.

Bike Path: A bike lane constructed entirely separate from the roadway.

Cycle Track: An exclusive “grade-separated” bike facility elevated above the street level using a low-profile curb and a distinctive pavement material.

BLANKETING: The visual blocking of one sign by another as seen by a motorist traveling a street or highway.

BLOCK: A parcel of land bounded by streets, railroad rights-of-way, waterways, parks, unsubdivided acreage, or a combination thereof.

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING ENVELOPE: The three dimensional space which is to be occupied by a building.

BUILDING LINE: A straight line that is parallel and adjacent to the front side of the main building and parallel to the front lot line.

BUILDING OR STRUCTURE HEIGHT: The term "height of building" shall be calculated by the methods identified in the State of Oregon Structural Specialty Code or the State of Oregon One and the Two Family Dwelling Specialty Code, as applicable.

BULK PLANT: Hazardous substances at the bulk plant level are manufactured, collected, repackaged, stored, or distributed, but are generally not used on the site. The primary emphasis of uses at the bulk plant level is on hazardous substances. Materials are stored in large permanent tanks. -Bulk plant quantities are larger than amounts transported in or out in any single shipment. Processors of hazardous substances will generally be at this level. -Uses which produce hazardous substances as a by-product or accessory to another product are not in this category.

CANNABINOID: Any of the chemical compounds that are the active constituents of marijuana.

CANNABINOID CONCENTRATE: A substance obtained by separating cannabinoids from marijuana by a mechanical extraction process; a chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol, or ethanol; a chemical extraction process using the solvent carbon dioxide, provided that the process does not involve the use of high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

CANNABINOID EDIBLE: Food or potable liquid into which a cannabinoid concentrate, cannabinoid extract, or dried marijuana leaves or flowers have been incorporated.

CANNABINOID EXTRACT: A substance obtained by separating cannabinoids from marijuana by a chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane; a chemical extraction process using the solvent carbon dioxide, if the process uses high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

CANNABINOID PRODUCT: A cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair, that contains cannabinoids or dried marijuana leaves or flowers. -Cannabinoid product does not include usable marijuana by itself, a cannabinoid concentrate by itself, a cannabinoid extract by itself, or industrial hemp as defined in Oregon Revised Statutes [\(ORS\) 571.300](#).

CARE: The provision of room and board and other services as needed to assist in activities of daily living, such as assistance with bathing, grooming, eating, medication management, money management, or recreation.

CHILD CARE FACILITY: As defined in ~~Oregon Revised Statutes~~ ORS 329A.250 but excluding a family child care home.

CLACKAMAS REGIONAL CENTER: The regional center identified on Comprehensive Plan Map X-CRC-1, *Regional Center, Corridors, and Station Community*, excluding the portion in the City of Happy Valley.

CLACKAMAS REGIONAL CENTER AREA: The Clackamas Regional Center Area identified on Comprehensive Plan Map X-CRC-1, *Regional Center, Corridors, and Station Community*, excluding the portion in the City of Happy Valley.

COGENERATION FACILITY: A facility that produces, through the sequential use of energy, electric energy and useful thermal energy including but not limited to heat or steam, used for industrial, commercial, heating, or cooling purposes; and is more than 50 percent owned by a person who is not an electric utility, an electric holding company, an affiliated interest, or any combination thereof.

COMMERCIAL USE: The use of land and/or structures for the conduct of retail, service, office, artisan, restaurant, lodging, child care, adult daycare, entertainment, private recreational, professional, and similar uses.

COMMON OWNERSHIP: Land commonly owned to include open space lands dedicated in planned unit developments and lands dedicated for open space which are owned by homeowners associations.

COMMUNITY GARDEN: A site where any kind of plant, except marijuana, is grown, and several individuals or households cultivate the site. The site may be divided into individual allotments, or gardeners may work together to cultivate the entire property. The land may be publicly or privately owned. The plants are grown for personal use by the gardeners, or for donation, and sales are prohibited.

COMPOSTING: The managed process of controlled biological decomposition of green feedstocks. -It does not include composting for the purposes of soil remediation.

COMPOSTING FACILITY: A site or facility, excluding home composting and agricultural composting conducted as a farm use, which utilizes green feedstocks to produce a useful product through a managed process of controlled biological decomposition. -Composting may include amendments beneficial to the composting process. -Vermiculture and vermicomposting are considered composting facilities.

CONGREGATE HOUSING FACILITY: A building that contains more than one dwelling unit and provides common facilities and services for residents who require or desire a more supportive living environment than typically afforded to residents in multifamily, three-family, two-family, or single-family dwellings. -Regular on-premise supervision by a registered physician, registered nurse, or other health care provider may be included.

CULTURAL RESOURCE: Improvements, buildings, structures, signs, features, sites, places, areas or other objects of scientific, aesthetic, educational, cultural, architectural, or historical significance to the ~~citizens~~ community members of the county.

CULTURAL RESOURCE INVENTORY: The official list of designated cultural features, sites, districts subject to the provisions of Section 707, *Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC)* ~~Cultural Resources~~.

CULTURAL RESOURCES OBJECT: A material thing of functional, aesthetic, cultural, symbolic or scientific value, usually by design or nature movable.

DEDICATION: The designation of land by its owner for any general or public use.

DESIGNATED SITE (historic site, cultural resource site, landmark site): A parcel or part thereof on which a cultural resource is situated, and any abutting parcel or part thereof constituting part of the premises on which the cultural resource is situated, and which has been designated pursuant to this Ordinance.

DESIGNATED STRUCTURE (landmark, cultural resource, historic structure): Any improvement that has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the county, the State of Oregon, or the nation and that has been designated pursuant to this ordinance.

DIMENSIONAL STANDARD: A numerical measurement for a distance or area standard of this Ordinance, such as building height, lot size, or yard depth; or a percentage of a distance or area measurement of this Ordinance, such as lot coverage or landscaped area.

DIRECT ROUTE: The shortest reasonable route between two points. -A route is considered direct if it does not involve significant out of direction travel that could be avoided. Out of direction travel is significant if it is more than 50 percent longer than the straight line between two points.

DISTINCTIVE URBAN FOREST: Forested or woodland areas which are visually prominent or contain unique or rare tree and plant communities. -These areas are usually found in association with other open space resources within the urban area.

DRIP LINE, TREE: The outermost edge of a tree's canopy; when delineating the tree drip line on the ground, it will appear as an irregularly shaped circle defining the canopy's perimeter.

DROUGHT-TOLERANT PLANTS: Plants that will survive in the typical or somewhat less than typical amount of rainfall in the Willamette Valley, and therefore require very little or no supplemental water once established.

DWELLING: A building, or portion thereof, which contains one or more dwelling units. A dwelling may be a residential trailer or a manufactured dwelling but not a

recreational vehicle.

DWELLING, ACCESSORY HISTORIC: A detached single-family dwelling legally constructed between 1850 and 1945 that was converted from a primary dwelling to an accessory dwelling, pursuant to Section 843, *Accessory Historic Dwellings*.

DWELLING, ATTACHED SINGLE-FAMILY: A building, or portion thereof, that contains only one dwelling unit; shares at least one wall, or portion thereof, with another attached single-family dwelling; and is located on a separate lot of record from any other dwelling, except where otherwise permitted for an accessory dwelling unit. -A manufactured dwelling or residential trailer is not an attached single-family dwelling.

DWELLING, DETACHED SINGLE-FAMILY: A building, or portion thereof, that contains only one dwelling unit and is detached from any other dwelling, except where otherwise permitted for an accessory dwelling unit. -A manufactured dwelling or residential trailer is not a detached single-family dwelling.

DWELLING, MULTIFAMILY: A building, or portion thereof, that contains four or more dwelling units.

DWELLING, THREE-FAMILY: A building, or portion thereof, that contains three dwelling units.

DWELLING, TWO-FAMILY: A building, or portion thereof, that contains two dwelling units, both of which are located on the same lot of record. -If one of the two dwelling units is an accessory dwelling unit, the building, or portion thereof, is not a two-family dwelling.

DWELLING UNIT: A building, or portion thereof, with one or more rooms designed for residential occupancy by one family. A dwelling unit may be occupied by one family or, except as otherwise provided in this Ordinance, may be used for residential occupancy by no more than 15 persons for a period that does not exceed 30 consecutive nights by any one person.

DWELLING UNIT, ACCESSORY: A dwelling unit located on the same lot of record as a primary dwelling. -The primary dwelling may be an attached or detached single-family dwelling, or a manufactured dwelling, as specified in the underlying zoning district provisions.

EASEMENT: A right of usage of real property granted by an owner to the public or to specific persons, firms, and corporations.

EDIBLE GARDEN: A garden that contains plants that produce food for human consumption.

ELECTRIC VEHICLE CHARGING STATION: A location where a vehicle can plug into an electrical source to re-charge its batteries.

EQUINE FACILITY: Premises that are used for the stabling or training of equines, including, but not limited to, providing riding lessons, training clinics, and schooling shows.

FAMILY: Any individual or group of persons, regardless of relationship but not exceeding 15 persons, living together as a single housekeeping unit within a dwelling unit.

FAMILY CHILD CARE HOME: A child care provider who provides child care to 16 or fewer children, including children of the provider, regardless of full-time or part-time status, in the home of the provider. -Child and child care are as defined in ~~Oregon Revised Statutes~~ ORS 329A.250.

FARMERS' MARKET: An organized seasonal outdoor market dedicated to the direct sales by growers of agricultural goods, including plants, produce, meats, and other animal products (e.g., eggs, cheese, honey), but excluding marijuana.

FLAG: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

FLOOR AREA: The area included within the surrounding exterior walls of a building or portion thereof, exclusive of porches and exterior stairs, multiplied by the number of stories or portion thereof. -The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. -Floor area shall not include portions of buildings used for parking of vehicles, except the square footage of commercial uses in parking structures can be counted as part of the total floor area.

FLOOR AREA RATIO (FAR): A measurement of density expressed as the ratio of floor area (in square feet) to net site area (in square feet). -The greater the ratio, the greater the density. -For example, a building occupying one-fourth of the net site area has a FAR of .25:1, or .25; adding a second floor of equal area to the same building increases the FAR to .5:1, or .5.

GOVERNMENT CAMP: The unincorporated community of Government Camp, as identified on Comprehensive Plan Map X-MH-4, *Government Camp Village Plan, Land Use Plan & Boundary*.

GRADE: The line of the street or ground surface deviation from the horizontal.

GREEN FEEDSTOCKS: Yard debris, non-treated wood waste, vegetative food waste, produce waste, vegetative restaurant waste, vegetative food processor by-products, crop waste, and livestock manure. -Non-treated wood waste excludes wood waste treated with paint, varnish, or other chemicals or preservatives.

GREEN ROOF: A vegetated roof designed to treat storm runoff.

GROUNDWATER: Any water, except capillary moisture, beneath the land surface or beneath the bed of any stream, lake, reservoir, or other body of surface water, whatever may be the geological formation or structure in which such water stands, flows, percolates, or otherwise moves.

GUEST HOUSE: An accessory building, or portion thereof, that includes at least one bedroom and is—with the exception of bathrooms, closets, and halls—constructed as habitable space under the Oregon Residential Specialty Code.

HARDSCAPES: In the practice of landscaping, refers to the inanimate, manmade, non-planted, outdoor areas where the soil is no longer exposed and that are surfaced with pervious or non-pervious durable materials such as masonry, wood, stone, paving, tile, or similar material to create patios, walkways, water fountains, benches, gazebos, etc.

HAZARDOUS SUBSTANCE, MATERIAL, OR WASTE: Any hazardous substance, material, or waste listed in the following federal regulations:

1. Superfund Amendments and Reauthorization Act (SARA) of 1986, Section 302 Extremely Hazardous Substances List (40 C.F.R 355, App. A and B);
2. Comprehensive Environmental Response Compensation & Liability Act Superfund (CERCLA) of 1980, Hazardous Substances List (40 C.F.R 302, Table 302.4);
3. SARA of 1986, Section 313, Toxic Chemicals List (40 C.F.R Section 372.65);
4. Resource Conservation and Recovery Act (RCRA) of 1976 and 1984 Amendments, Hazardous Wastes List (P & U Categories) (40 C.F.R Section 261.33(e) and (f)); and
5. DOT Hazardous Materials Table (49 C.F.R Part 172.101).

HISTORIC AREA: Any area containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles typical of the history of the County and which improvements constitute a distinct section of the County that has been designated a cultural resource district pursuant to this ordinance.

HOME COMPOSTING: A composting area operated and controlled by the owner or person in control of a single-family dwelling and used to dispose of vegetative waste, garden wastes, weeds, lawn cuttings, leaves, and prunings generated from that property.

HOME OCCUPATION: An occupation or business activity that results in a product or service and is conducted, in whole or in part, in a dwelling unit, an accessory building normally associated with primary uses allowed in the subject zoning district, or both. -Home occupations do not include garage sales, yard sales, holiday bazaars, or home parties which are held for the purpose of the sale or distribution of goods or services unless such sales and parties are held more than six times in a calendar year or operate in excess of 24 total days in a calendar year.

HOMEOWNERS ASSOCIATION: The grouping or uniting of persons residing within a defined area, such as a subdivision, into an incorporated entity for the prosecution of a common enterprise.

HOSPITAL, ANIMAL: A building or premises for the medical or surgical treatment of domestic animals or pets, including dog, cat, and veterinary hospitals.

HOTEL: A building which is designed or used to offer short-term lodging for compensation, with or without meals, for six or more people. -A facility that is operated for the purpose of providing care beyond that of room and board is not a "hotel".

HOUSEKEEPING UNIT: A living arrangement within a dwelling unit in which the kitchen, living and dining rooms, and other general living areas of the dwelling unit are shared in common, and the duties, rights, and obligations associated with the performance of domestic tasks and management of household affairs, are shared by the residents by virtue of legal relationship or mutual agreement. -Such a living arrangement also may include the provision of food, shelter, personal services, care, and when appropriate, a planned treatment or training program of counseling, therapy, or other rehabilitative social service, for persons of similar or compatible conditions or circumstances who are members of the resident family.

HYDROELECTRIC FACILITY: Any facility relating to the production of electricity by waterpower, including, but not limited to the power generating plant, associated dams, diversions, penstocks, navigation locks, fish ladders, fish screens, reservoirs and detention areas, recreation facilities, interconnecting transmission lines, substations, access roads, offices or commercial and industrial structures proposed to be built in connection with the energy facility; and activities involved in their construction and operation.

IMPROVEMENT: Any building structure, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

INDIRECT ILLUMINATION: A nonelectric sign illuminated by an indirect or separate light source.

INDUSTRIAL USE: The use of land and/or structures for the manufacturing or processing of primary, secondary, or recycled materials into a product; warehousing and associated trucking operations; wholesale trade; and related development.

INSTITUTIONAL USE: The use of land and/or structures for activities such as child care, adult daycare and pre-school facilities, public and private schools, colleges, universities, art, music, trade and other educational and training facilities, convalescent care facilities, nursing homes, hospitals, places of worship, fraternal lodges, municipal and civic buildings, transit centers and park-and-ride facilities, parks, swimming pools and other recreational facilities open to the public or a membership group, senior and community centers, libraries, museums, cemeteries and mausoleums, utility facilities, and similar public and private uses.

INVASIVE NON-NATIVE OR NOXIOUS VEGETATION: Plant species that are listed in the Oregon Department of Agriculture's Noxious Weed Policy and Classification System.

KENNEL: Any lot or premises on which four or more dogs, more than six months of age or with permanent canine teeth, are kept for purposes other than a veterinary clinic.

KIOSK: A small structure used as a newsstand, information booth, refreshment stand, bandstand, or display of goods, etc.

KITCHEN, ACCESSORY: A kitchen that complies with all of the following standards:

1. It shall be incidental to a primary dwelling.
2. It shall be located in a room that is approved for residential occupancy and used for a purpose in addition to that of a kitchen (e.g., a recreation room, a bedroom).
3. It shall not be located in a detached accessory building.
4. Any of the following features shall be located within a contiguous area that is no more than 30 inches deep and 10 feet long: cooking appliances, sinks, refrigerators, dishwashers, counters, and cabinets.

LANDSCAPING: Areas of land planted with groundcover, grasses, shrubs, annuals, perennials, or trees.

LIMITED USE: A use allowed in a district on a limited basis and subject to conditions specified therein which are generally more restrictive than the conditions placed on primary or accessory uses within the same district.

LIVESTOCK: One or more domesticated animals raised to produce commodities, such as food, fiber, and labor. -Livestock includes, but is not limited to, miniature livestock, fowl, and farmed fish.

LOT: A single unit of land that is created by a subdivision of land. -For the purposes of this Ordinance, lot includes parcel and lot of record unless otherwise specified in the context of the specific provisions.

LOT AREA OR LOT SIZE: The total surface area (measured horizontally) within the lot lines of a lot.

LOT, CORNER: A lot with street frontage on two streets intersecting at a corner of the lot. -A lot within the radius curve of a single street is not a corner lot. -A lot may be both a corner lot and a through lot.

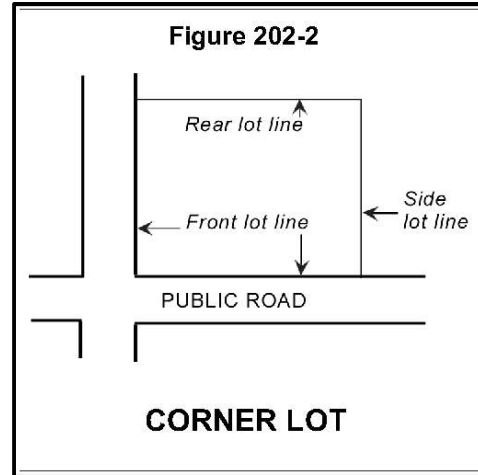
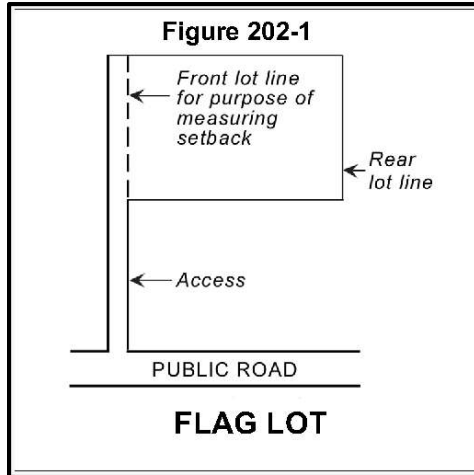
LOT COVERAGE: The area of a lot covered by a building or buildings expressed as a percentage of the total lot area. -Swimming pools are not considered buildings for the purpose of this definition.

LOT DEPTH: The mean horizontal distance between the front lot line and the rear lot line of a lot.

LOT, FLAG: A lot that has access to a road by means of a narrow strip of lot or easement.

LOT LINE, FRONT: Any boundary line separating a lot from a County, public, state, or private road, or from an access drive. -Exceptions are:

1. Except as otherwise provided in Subsection 903.08, the front lot line of a flag lot shall be within the boundaries of the lot by a distance equal to the width of the narrow strip of lot or easement providing access to the lot. -The front lot line shall be parallel to the lot line extending from the road to the lot line opposite and most distant from the road. (See Figure 202-1.)
2. A corner lot has at least two front lot lines, except where one of the lot lines that would otherwise be a front lot line abuts a private road or access drive and motor vehicle access from the lot is not taken to that private road or access drive. -In that case, the lot line where motor vehicle access is not taken is a side lot line.
3. A through lot has at least two front lot lines except where one of the lot lines that would otherwise be a front lot line abuts a collector, arterial, expressway, interstate, or other feature that precludes motor vehicle access. -In that case, the lot line where access is precluded is the rear lot line.



LOT LINE, REAR: Any boundary line opposite and most distant from the front lot line and not intersecting a front lot line. -Exceptions are:

1. For a corner lot, the rear lot line is any one of the boundary lines opposite the front lot lines. Any other opposite boundary line is a side lot line. (See Figure 202-2.)
2. A triangular-shaped lot has no rear lot line.
3. A through lot has no rear lot line except where one of the lot lines that would otherwise be a front lot line abuts a collector, arterial, expressway, interstate, or other feature that precludes motor vehicle access. -In that case, the lot line where access is precluded is a rear lot line.

LOT LINE, SIDE: Any boundary line that is not a front or rear lot line.

LOT OF RECORD: A lot, parcel, other unit of land, or combination thereof, that conformed to all zoning and Subdivision Ordinance requirements and applicable Comprehensive Plan provisions, in effect on the date when a recorded separate deed or contract creating the lot, parcel or unit of land was signed by the parties to the deed or contract; except:

1. Contiguous lots under the same ownership when initially zoned shall be combined when any of these lots, parcels or units of land did not satisfy the lot size requirements of the initial zoning district, excluding lots in a recorded plat.
2. A unit of land created solely to establish a separate tax account, or for mortgage purposes, that does not conform to all zoning and Subdivision Ordinance requirements and applicable Comprehensive Plan provisions, in effect on the date when a recorded separate deed, tax account or contract creating it was signed by the parties to the deed or contract, unless it is sold under the foreclosure provisions of ORS Chapter 88 ~~of the Oregon Revised Statutes~~.

LOT, THROUGH: A lot that has street frontage on two or more non-intersecting streets. A lot may be both a corner lot and a through lot.

LOT WIDTH: The mean horizontal distance between the side lot lines of a lot.

LOT, ZONING: A "zoning lot or lots" is a single tract of land located within a single block, which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit under single ownership or control. -Therefore, a "zoning lot or lots" may or may not coincide with a lot of record.

LOW VOLUME IRRIGATION: The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

MAJOR TRANSIT STOP: A transit center, major bus stop, or light rail stop, as identified on Comprehensive Plan Map 5-8a, *Transit, Urban*.

MAJOR TRANSIT STREET: A street with a Frequent Service Bus Line, as identified on Comprehensive Plan Map 5-8a, *Transit, Urban*; existing or planned High Capacity Transit, as identified on Comprehensive Plan Map 5-8c, *High Capacity Transit (HCT) System Plan*; or both.

MANUFACTURED DWELLING: A mobile home or manufactured home but not a residential trailer or recreational vehicle.

MANUFACTURED DWELLING PARK: Any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. -Manufactured dwelling park does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot.

MANUFACTURED HOME: A structure constructed on or after June 15, 1976, for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy by one family, that is being used for residential purposes, and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

MARIJUANA: The plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae, and the seeds of the plant Cannabis family Cannabaceae. Marijuana does not include industrial hemp as defined in [Oregon Revised Statutes ORS 571.300](#).

MARIJUANA ITEMS: Marijuana, cannabinoid products, cannabinoid concentrates, and cannabinoid extracts.

MARIJUANA PROCESSING: The processing, compounding, or conversion of marijuana into cannabinoid products, cannabinoid concentrates, or cannabinoid extracts, provided that the marijuana processor is licensed by the Oregon Liquor Control Commission (OLCC), a holder of a research certificate issued by the OLCC, or registered with the Oregon Health Authority.

MARIJUANA PRODUCTION: The manufacture, planting, cultivation, growing, trimming, harvesting, or drying of marijuana, provided that the marijuana producer is licensed by the Oregon Liquor Control Commission (OLCC), a holder of a research certificate issued by the OLCC, or registered with the Oregon Health Authority and a “person designated to produce marijuana by a registry identification cardholder.”

MARIJUANA RETAILING: The sale of marijuana items to a consumer, provided that the marijuana retailer is licensed by the Oregon Liquor Control Commission or registered with the Oregon Health Authority.

MARIJUANA WHOLESALING: The purchase of marijuana items for resale to a person other than a consumer, provided that the marijuana wholesaler is licensed by the Oregon Liquor Control Commission.

MASTER PLAN: A sketch or other presentation showing the ultimate development layout of a parcel of property that is to be developed in successive stages or subdivisions. -The plan need not be completely engineered but shall be of sufficient detail to illustrate the property's inherent features and probable development pattern.

MILL SITE, ABANDONED OR DIMINISHED: A mill, plant, or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp, and paper, that is located outside of urban growth boundaries; was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and contains or contained permanent buildings used in the production or manufacturing of wood products.

MIXED USE: A mix of uses located within a single building, such as retail on the first floor and residential or office uses on the upper floors.

MOBILE HOME: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy by one family, that is being used for residential purposes, and that was constructed between January 1, 1962, and June 15, 1976 and met the construction requirements of Oregon mobile home law in effect at the time of construction.

MOBILE VENDING UNIT: A vehicle that is used in selling and dispensing goods or services to the customer. -Notwithstanding this definition, a mobile vending unit shall not be used in selling and dispensing marijuana items. -As used in this definition, a vehicle is motorized or non-motorized transportation equipment containing an axle and intended for use on public roads, including, but not limited to, a car, van, pickup, motorcycle, recreational vehicle, bus, truck, detached trailer, or a truck tractor with no more than one trailer.

MOTEL: A building or series of buildings in which lodging only is offered for compensation and which may have more than five sleeping rooms or units for this purpose and which is distinguished from a hotel primarily by reason of providing direct independent access to and adjoining parking for each rental unit designed primarily for automobile tourists and transient persons. -The term includes auto courts, tourist courts, tourist homes, and motor lodges.

NATIVE PLANTS: Any indigenous or resident species currently or historically found in the Willamette Valley.

NATURAL AREA: An area of land or water that has substantially retained its character and functions as an important habitat for plant and animal life.

NONCONFORMING DEVELOPMENT: An element of development, such as landscaping, parking, height, signage, or setbacks that was created in conformance with development regulations which, due to a change in the zone or zoning regulations, is no longer in conformance with the current applicable regulations.

NONCONFORMING USE: A use of any building, structure or land allowed by right when established or that obtained a required land use approval when established but, due to a change in the zone or zoning regulations, is now prohibited in the zone.

NURSERY: -The propagation of trees, shrubs, vines or flowering plants for transplanting, sale, or for grafting or budding; planting of seeds or cuttings; grafting and budding one variety on another; spraying and dusting of plants to control insects and diseases, and buying and selling the above plant stock at wholesale or retail. Help and seasonal labor may be employed. -The term "nursery" contemplates the sale of a product of such nursery. -The conduct of a nursery business presumes parking places for customers, the keeping of sales records, and quarters for these functions. However, the use does not include the business of reselling goods purchased off the premises, except plant stock, or the establishment of a roadside stand.

NURSING HOME: A nursing, convalescent, or rest home facility licensed by the State under ORS chapters 441 and 442, or an assisting living facility licensed under ORS 443, which provides, for a period exceeding 24 hours, the continuous services of licensed nursing personnel to care for chronically ill or infirm patients, exclusive of those patients related to the owner or facility administrator by blood or marriage. Such nursing, convalescent, or rest home must provide nursing services to those patients who, in the judgment of a physician, registered nurse, or facility administrator, require remedial, restorative, supportive, or preventive nursing measures.

OPEN SPACE: Land within a development which has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreational uses or for scenic purposes. -Open space shall be used as such in perpetuity.

OVERBURDEN: Earth that lies above a natural deposit of a mineral.

OVERHEAD SPRINKLER IRRIGATION: The application of irrigation water from spray heads, rotors, or other above-ground emitters that send water through the air.

OWNER: Person or persons holding fee title to a parcel, lot or tract of land, except in those instances when the land is being sold on contract, the contract purchaser shall be deemed the owner.

PARCEL: A single unit of land that is created by a partition of land. -For the purposes of this Ordinance, parcel includes lot and lot of record unless otherwise specified in the context of the specific provisions.

PARKING STRUCTURE: A building having at least two levels that are designed and used for parking vehicles, or a building having one level of covered parking area under an open space or recreational use. -A one-level surface parking area, garage, or carport is not a parking structure.

PARTITION: To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. -"Partition" does not include divisions of land resulting from lien foreclosures, divisions of land resulting from foreclosure of recorded contracts for the sale of real property and divisions of land resulting from the creation of cemetery lots; and "partition" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created. "Partition" does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner.

PEDESTRIAN AMENITIES: Outdoor improvements directly visible and accessible to pedestrians that promote and facilitate pedestrian use, including plazas, pocket parks, courtyards, awnings or other weather protection, kiosks, gazebos, water features, drinking fountains, sculpture, outside seating areas, planters, trellises, and street furniture.

PEDESTRIAN PATHWAY: A hard-surfaced or permeable hard-surfaced pedestrian facility adjacent to a public roadway where there is no curb, but is protected from vehicular traffic or set back behind a planting strip.

PEDESTRIAN-SCALE LIGHTING: Street lights designed to illuminate sidewalks to provide security for nighttime use by pedestrians. -Pedestrian scale lighting includes ornamental lighting with a 14- to 25-foot mounting height and which meets the Illumination Society guidelines for Commercial Collector roadways.

PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended, usually in series, from a rope, wire, or string, and designed to move in the wind.

PERSON DESIGNATED TO PRODUCE MARIJUANA BY A REGISTRY

IDENTIFICATION CARDHOLDER: A person designated to produce marijuana by a registry identification cardholder under ~~Oregon Revised Statutes~~ORS 475B.420 who produces marijuana for a registry identification cardholder at an address other than the address where the registry identification cardholder resides or at an address where more than 12 mature marijuana plants are produced.

PERVIOUS: Any surface or material that allows the passage of water through the material and into the underlying soil.

PLAT, FINAL: A final map and other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a partition or subdivision and recorded as required by ~~Oregon Revised Statutes~~ORS Chapter 92.

PLAT, PRELIMINARY: A clearly legible and approximate drawing of the proposed layout of streets, blocks, lots and other elements of a subdivision or partition which shall help furnish a basis for the approval or disapproval of the general layout of a partition or subdivision. -As used in this Ordinance, preliminary plat shall be synonymous with tentative plan as used in ~~Oregon Revised Statutes~~ORS Chapter 92.

POROUS PAVEMENT: Surface to walk, drive or park on that may reduce stormwater runoff by allowing water to soak into the ground. Examples are permeable pavers, pervious concrete, porous asphalt, and gravel.

PREMISES: A lot, building, or portion of a lot or building, occupied by a use with its appurtenances.

PRESERVATION, CULTURAL RESOURCES: The identification, study, protection, restoration, rehabilitation or enhancement of cultural resources.

PRIMARY BUILDING WALL: Exterior building wall which contains a public entrance to the occupant's premises and faces either a street or a parking area.

PRODUCE STAND: A table, bench, cart, or structure, any of which may be covered, that is located or erected for the purpose of direct sales by growers of agricultural goods, including vegetables, fruits, flowers, bulbs, herbs, plants, honey, and similar products, but not including marijuana or processed foods such as jams or jellies, that are produced on the same tract on which the produce stand is located.

PROFESSIONAL SERVICES: Activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist, teacher, real estate agent, and insurance agent.

PROPERTY LINE ADJUSTMENT: A relocation or elimination of all or a portion of the of a common property line between two abutting lots of record that does not create an additional lot of record. -As used in this definition, a property line is a boundarythe division line between two abutting lots of record.

PUBLIC OWNERSHIP: Land owned by federal, state, regional, or local government, or governmental agency.

PUBLIC UTILITY: -A utility regulated by the Public Utility Commission under ORS 757 or any other utility that provides electrical energy directly to consumers within the State of Oregon, including, but not limited to, municipalities, cooperatives and people's utility districts.

PUBLIC WATER SYSTEM: A system for the provision to the public of piped water for human consumption, if such system has more than three service connections and is a facility licensed by the State of Oregon Health Division.

RAINWATER COLLECTION SYSTEM: A system of pipes, container (rain barrel, rainwater tank, pond, or rainwater reservoir), valves and associated apparatus for collecting and storing harvested rainwater runoff, typically from rooftops via rain gutters, but also from ground catchment systems.

RECREATIONAL VEHICLE: A vehicle licensed by the State of Oregon, with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes, and has a gross floor area not exceeding 400 square feet in the set-up mode. -These shall include but are not limited to park trailers, travel trailers, pickup campers, motor homes, fifth wheel trailers, camping and tent trailers.

RECYCLABLE DROP-OFF SITE: A convenient location not within a public right-of-way where mobile depots or drop boxes may be sited as a recyclable material collection point for nearby residents prior to delivery to a broker or user of such materials.

RECYCLE/RECYCLING: A process by which solid waste materials are transformed into new products in such a manner that the original products may lose their identity. It shall also include the collection, transportation, or storage of products by other than the original user or consumer, giving rise to the product's being in the stream of commerce for collection, disposal, recycling, reuse, resource recovery, or utilization.

RECYCLING CENTER: A facility that primarily purchases for recycling or reuse principal recyclable materials which have been source-separated by type, such as vegetative yard debris, paper, glass, and metal, by the person who last used the unseparated solid wastes, but not a salvage or junkyard. -Principal recyclable materials are those items defined as such by the Oregon Department of Environmental Quality.

RELATIVE: A parent, child, brother, sister, grandparent, or grandchild of a person or person's spouse.

REPLAT: The act, other than a property line adjustment, of platting the lots, parcels, tracts, or easements in a final plat to achieve a reconfiguration of the existing final plat or to increase or decrease the number of lots or parcels.

RESERVE STRIP: A strip of land, usually one foot in width, across the end of a street or alley which shall be under the ownership of the County to insure street extensions where needed.

RESIDENTIAL TRAILER: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy by one family, that is being used for residential purposes, and that was constructed before January 1, 1962, in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction and is greater than 400 square feet and less than 700 square feet.

RESOURCE RECOVERY FACILITY: Any facility at which solid waste is processed for the purpose of extracting, converting to energy, or otherwise separating and preparing solid waste for reuse, but not a salvage or junkyard.

RHODODENDRON: The unincorporated community of Rhododendron, as identified on Comprehensive Plan Map IV-7, *Non-Urban Area Land Use Plan, Mt. Hood Corridor Land Use Plan*.

RIGHT-OF-WAY: A passageway conveyed for a specific purpose.

ROAD: A public or private way created to provide ingress to, or egress from, one or more lots, parcels, areas or tracts of land, or that provides for travel between places by vehicles. -A private way created exclusively to provide ingress and egress to land in conjunction with a forest, farm or mining use is not a “road”. -The terms “street”, “access drive” and “highway” for the purposes of this Ordinance shall be synonymous with the term “road”.

ROAD, COUNTY: A public way under County jurisdiction which has been accepted into the County road maintenance system by order of the Board of County Commissioners.

ROAD, PRIVATE: A private way created by deed or easement to provide vehicular ingress to, or egress from, three or more lots or parcels.

ROAD, PUBLIC: A public way dedicated or deeded for public use but not accepted into the County road maintenance system, intended primarily for vehicular circulation and access to abutting properties.

ROADWAY: That portion of a road or alley that has been improved for vehicular and pedestrian traffic.

SALVAGE: Separating, collecting, or retrieving reusable solid waste for resale.

SALVAGE, JUNKYARD: A location at which solid wastes are separated, collected, and/or stored pending resale.

SCHOOL, COMMERCIAL: A building where instruction is given to pupils in arts, crafts, or trades, and operated as a commercial enterprise as distinguished from schools endowed or supported by taxation.

SENSITIVE GROUNDWATER AREA: Any area classified by the State of Oregon as a groundwater limited area, critical groundwater area, or other area where new groundwater appropriations are restricted by the State of Oregon.

SERVICE STATION: A commercial establishment with sales and services limited to the sale of motor fuels and supplying goods and service generally required in the operation and maintenance of automotive vehicles and fulfilling a motorist's needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubricating services; the performance of minor automotive maintenance and repair, and the supplying of other incidental customer services and products. -Major automotive repairs, painting and fender work are excluded. -An electric vehicle charging station is not a service station.

SETBACK: The shortest horizontal distance between a structure and the lot line.

SETBACK, FRONT: The shortest horizontal distance between a structure and the front lot line.

SETBACK, REAR: The shortest horizontal distance between a structure and the rear lot line.

SETBACK, SIDE: The shortest horizontal distance between a structure and the side lot line.

SHARED PARKING: Parking spaces used jointly by two or more uses within the same development, or separate adjacent developments, which either have peak hours of operation that do not overlap, or typically provide services to many of the same patrons (e.g., restaurant in an office complex or hotel providing lodging for convention participants within the same development), provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full access to such parking spaces for all parties jointly using them.

SIDEWALK: A concrete pedestrian facility adjacent to a curb along a public road or setback from the curb behind a planting strip.

SIGN: A presentation or representation, other than a house number, by words, letters, figures, designs, pictures or colors displayed out of doors in view of the general public so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid or other type of identification. -This definition specifically includes billboards, ground signs, freestanding signs, wall signs, roof signs, logo signs, and signs on the following: marquees, awnings, canopies, street clocks and furniture and includes the surface upon which the presentation or representation is displayed.

SIGN, ANIMATED: Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

SIGN AREA, OR SURFACE AREA: The area, on the largest single face of a sign, within a perimeter which forms the outside shape of a sign. If the sign consists of more than one module, the total area of all modules will constitute the sign area. The area of a sign having no such perimeter or border shall be computed by enclosing the entire copy area within the outline of either a parallelogram, triangle, circle or any other easily recognized geometric shape and then computing the area. Where a sign is of a three-dimensional, round or irregular shape, the largest cross section shall be used in flat projection for the purpose of computing sign area.

SIGN, BUILDING: Any sign attached to any part of a building, as contrasted to a freestanding sign.

SIGN, CHANGEABLE COPY: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance.

SIGN, COMMERCIAL: Any sign associated with a commercial activity.

SIGN, DIRECTORY: An onsite sign that identifies and directs traffic to a number of tenants, uses, or buildings within a development.

SIGN, DRIVE-THRU: A freestanding or building sign for a commercial drive-thru window service that is oriented toward a drive-thru lane on the same property and that is for viewing by drivers and their passengers while they are in the drive-thru lane, but does not extend higher than eight feet above grade.

SIGN, ELECTRONIC MESSAGE CENTER: A sign, display, or device, or portion thereof, whose message may be changed by electronic process or remote control, and includes electronic time and temperature displays and the device known in the advertising industry as a commercial electronic variable message sign.

SIGN, FREESTANDING: A sign not attached to a building.

SIGN, INCIDENTAL: A sign, generally informational, that has a purpose secondary to the use of the site on which it is located, such as "no parking," entrance, "loading only," "telephone," and other similar directives.

SIGN, INTEGRAL ROOF: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

SIGN, LOGO: A sign consisting of a trademark or symbol.

SIGN, MESSAGE: Anything displayed on an electronic message center sign, including copy and graphics.

SIGN, MONUMENT: A sign which extends from the ground or which has a support which places the bottom thereof less than two feet from the ground.

SIGN, OFF-PREMISES: A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

SIGN, POLE: A sign erected and maintained on a freestanding frame, mast or pole and not attached to any building but does not include ground-mounted signs.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, and/or designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used as other than a sign in the normal day-to-day operations of the business for transportation of goods and/or personnel.

SIGN, PROJECTING: Any sign affixed to a building or wall in such a manner that

its leading edge extends more than six inches beyond the surface of such building or wall.

SIGN, PUBLIC SERVICE INFORMATION: Any sign, or message on an electronic message center sign, which provides the time, date, temperature, weather, or information concerning civic, charitable or other noncommercial activities.

SIGN, RESIDENTIAL: Any sign associated with a dwelling.

SIGN, ROOF: Any sign erected and constructed wholly on and on top of the roof of a building, supported by the roof structure.

SIGN, SEGMENTED MESSAGE: Any message or distinct subunit of a message presented by means of at least one display change on an electronic message center sign.

SIGN, TEMPORARY: Any sign that is normally considered to be of temporary duration and is not permanently mounted. -Examples include, but are not limited to: commercial signs for limited term events, election signs, real estate signs, etc.

SIGN, TRAVELING MESSAGE: A message which appears to move across an electronic message center sign.

SIGN, WALL: Any sign parallel to, and attached within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

SIGN, WINDOW: Any sign, pictures, symbol, or combination thereof, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

SIGNIFICANT NATURAL AREAS: Natural areas as defined in "Oregon National Areas - Clackamas County Data Summary" published by The Nature Conservancy. This list of natural areas may be amended by the County as additional areas are identified.

SMALL POWER PRODUCTION FACILITY: A facility that produces energy primarily by use of biomass, waste, solar energy, wind power, water power, geothermal energy, or any combination thereof; is more than 50 percent owned by a person who is not an electric utility, an electric utility holding company, an affiliated interest, or any combination thereof; and has a power production capacity that, together with any other small power production facility located at the same site and owned by the same person, is not greater than 80 megawatts.

SNOW SLIDE AREA: The area around a building that may be subject to snow buildup as a result of snow sliding from the sloped roof of the building.

SOIL MOISTURE SENSOR: A device that measures the amount of water in the soil. The device also suspends and initiates irrigation events.

SOLAR ENERGY SYSTEM: Any solar collector, or other solar energy device, the primary purpose of which is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, water heating, or electricity.

1. The power generating capacity of a roof-mounted solar energy system that is located on a primary use, conditional use, or limited use structure is limited only by the size of the system that can fit within the confines of the roof surface to which it is mounted.
2. The power generating capacity of a ground-mounted solar energy system, or of a roof-mounted solar energy system that is located on an accessory structure, is limited to power consumed by the development to which the system is accessory, or—if the system feeds power into the grid of a public utility company—to an amount equivalent to no more than the annual usage of the development to which the system is accessory.

SOLID WASTE: As defined in Chapter 10.03, *Solid Waste and Wastes Management*, of the Clackamas County Code.

STORY: A portion of a building included between a floor and the ceiling next above it, exclusive of a basement.

STREAM: A body of perennial running water, together with the channel occupied by such running water.

STREAM CORRIDOR AREA: An area including the streambed and a required strip or buffer of land on each side of the streambed necessary to maintain streamside amenities and existing water quality. -The width of the stream corridor area varies with the site conditions and shall be determined by on-the-ground investigation, as provided under Subsection 1002.04(B). -The intent of the stream corridor area shall be to preserve natural environmental qualities and the function of land to purify water before it reaches the stream but not to prohibit timber management activities pursuant to the State Forest Practices Act.

STREET FRONTAGE: The entire linear distance of a lot abutting a street. -Toe strips or flair strips shall not be used to satisfy the minimum street frontage requirements of the Ordinance.

STREET: See “ROAD”.

STREET FURNITURE: Any structural element other than residential, industrial or commercial buildings, streets, sidewalks and curbs shall be considered street furniture including, but not limited to, benches, bus shelters, newsstands, bulletin boards, kiosks, drinking fountains, bicycle stalls, etc.

STRUCTURE: Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground.

SUBDIVIDE: To divide an area or tract of land into four or more lots within a calendar year when such area or tract exists as a unit or contiguous units, under a single ownership at the beginning of such year, whether or not that area or tract of land is divided by a water course or a road right-of-way.

SUBDIVISION: A division of property creating four or more lots in the same calendar year.

SUBDIVISION, MAJOR: A subdivision creating 11 or more lots in the same calendar year.

SUBDIVISION, MINOR: A subdivision creating four to 10 lots in the same calendar year.

SUNNYSIDE VILLAGE: The Sunnyside Village community plan area, as identified on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan, Land Use Plan Map*.

SURFACE MINING: Includes the mining of minerals by removing overburden and extracting a natural mineral deposit thereby exposed, or simply such extraction. Surface mining includes open-pit mining, auger mining, production of surface mining waste, prospecting and exploring that extracts minerals or affects land, processing to include rock crushing and batch plant operations, and excavation of adjacent offsite borrow pits other than those excavated for building access roads. -Surface mining does not mean operations within a road right-of-way or other easement for the purpose of construction, reconstruction, or maintenance; excavations of sand, gravel, clay, rock, or other similar materials by a landowner or tenant for the purpose of construction, reconstruction, or maintenance of access roads; excavation or grading in the process of farming, forestry, or cemetery operations, or other onsite construction, unless more than 5,000 cubic yards of such materials are removed from the property for compensation, except that more than 5,000 cubic yards of such materials may be removed from the property for compensation when the construction activities are authorized by a building permit.

SURFACE MINING, MINERALS: Soil, clay, stone, sand, gravel, and any other inorganic solid excavated from a natural deposit in the earth for commercial, industrial, or construction use.

SURFACE MINING, NONAGGREGATE MINERALS: Coal and metal-bearing ores, including, but not limited to, ores that contain nickel, cobalt, lead, zinc, gold, molybdenum, uranium, silver, aluminum, chrome, copper, or mercury.

SURFACE MINING, OPERATOR: A legal entity engaged in surface mining or in an activity at a surface mining site preliminary to surface mining.

SURFACE MINING, RECLAMATION: Procedures designed to minimize the disturbance from surface mining and to provide for the rehabilitation of surface resources through the use of plant cover, soil stabilization, and other procedures to protect the surface and subsurface water resources, and other measures appropriate to the subsequent beneficial use of mined lands.

SURFACE WATER MANAGEMENT REGULATORY AUTHORITY: The surface water management district in which the subject property is located, or, if there is no such district, the County.

TRACT: One or more contiguous lots of record under the same ownership. Notwithstanding the preceding definition, as used in Sections 706, *Habitat Conservation Area District*, 709, *Water Quality Resource Area District*, 1012, *Lot Size and Density*, 1013, *Planned Unit Developments*, and 1105, *Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats*, a tract is a unit of land (other than a lot or parcel) created by a subdivision, partition, or replat.

TRAIL: A hard- or soft-surfaced facility for pedestrians, bicyclists, or equestrians that is separate from vehicular traffic. -Trails often go through natural areas and are designed to have a minimal impact on the natural environment.

TRANSFER STATION: A fixed or mobile facility used as part of a solid waste collection and disposal system or resource recovery system, between a collection route and a processing facility or a disposal site, including, but not limited to, drop boxes made available for general public use. Solid waste collection vehicles are not transfer stations.

TRANSIT STOP: Any posted bus or light rail stop.

TURF LAWN: A ground-cover surface made up of thick, closely mowed, cultivated grass.

UNDERGROUND STRUCTURE: A structure in which more than 50 percent of the cubic footage of the enclosed, covered space is (1) constructed below the highest elevation of the ground adjoining the structure site prior to excavation; and (2) covered over by ground materials, such as soil, sod, sand or exterior paving, which are continuous on at least one side of the structure with contiguous surface ground materials. -Conventional roofing materials may be used to cover any portion of the structure which extends above ground elevation.

UNINCORPORATED COMMUNITY: A settlement that conforms to the definition set forth in Chapter 660, Division 22 of the Oregon Administrative Rules. -The County's unincorporated communities are identified in Chapter 4 of the Comprehensive Plan and shown on Map IV-7 of the Comprehensive Plan.

USE: The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied.

UTILITY CARRIER CABINETS: A small enclosure used to house utility equipment intended for off-site service, such as electrical transformer boxes, telephone cable boxes, cable television boxes, fire alarm boxes, police call boxes, traffic signal control boxes, and other similar apparatus.

VEHICLE, COMMERCIAL: A commercially licensed and operated vehicle exceeding the capacity of one ton.

VISUALLY SENSITIVE AREAS: Prominent natural landscape features such as hillsides, forests, and waterways; historic district; visual corridors along major highways and rivers. -Natural landscapes that occur within the urban area and along traffic corridors are of higher visual significance.

WALKWAY: A hard-surfaced facility for pedestrians, within a development or between developments, distinct from surfaces used by motor vehicles. -A walkway is distinguished from a sidewalk by its location on private property.

WELL, EXEMPT-USE: A well from which groundwater is used as defined in ORS 537.545(1) as amended.

WELL, PERMITTED: A well from which the intended use of water requires a registration, certificate of registration, application for a permit, permit, certificate of completion, or groundwater right certificate under ORS 537.505 to 537.795 and 537.992.

WEMME/WELCHES: The unincorporated community of Wemme/Welches, as identified on Comprehensive Plan Map IV-7, *Non-Urban Area Land Use Plan, Mt. Hood Corridor Land Use Plan*.

WETLANDS: Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WILDWOOD/TIMBERLINE: The unincorporated community of Wildwood/Timberline, as identified on Comprehensive Plan Map IV-7, *Non-Urban Area Land Use Plan, Mt. Hood Corridor Land Use Plan*.

ZIGZAG VILLAGE: The unincorporated community of Zigzag Village, as identified on Comprehensive Plan Map IV-7, *Non-Urban Area Land Use Plan, Mt. Hood Corridor Land Use Plan*.

ZONING DISTRICT, COMMERCIAL: A zoning district regulated by Section 500, *Commercial Districts*.

ZONING DISTRICT, INDUSTRIAL: A zoning district regulated by Section 600, *Industrial Districts*.

ZONING DISTRICT, NATURAL RESOURCE: A zoning district regulated by Section 400, *Natural Resource Districts*.

ZONING DISTRICT, RESIDENTIAL: A zoning district regulated by Section 300, *Urban and Rural Residential Districts*.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-232, 3/12/12; Amended by Ord. ZDO-234, 6/7/12; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-246, 3/1/14; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16 and 3/1/16; Amended by Ord. ZDO-258, 1/18/17; Amended by Ord. ZDO-263, 5/23/17; Amended by Ord. ZDO-267, 8/28/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-269, 9/6/18; Amended by Ord. ZDO-268, 10/2/18; Amended by automatic repeal of Ord. ZDO-267, 8/28/19; Amended by Ord. ZDO-273, 1/17/21]

Summary of Proposed Amendments to Section 315, Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30), Village Standard Lot Residential (VR-5/7), Village Small Lot Residential (VR-4/5), Village Townhouse (VTH), Planned Medium Density Residential (PMD), Medium Density Residential (MR-1), Medium High Density Residential (MR-2), High Density Residential (HDR), Village Apartment (VA), Special High Density Residential (SHD), and Regional Center High Density Residential (RCHDR) Districts

1. Allow offices for governmental uses as a conditional use in Urban Low Density Residential, Planned Medium Density Residential, and Medium Density Residential Districts.

315 URBAN LOW DENSITY RESIDENTIAL (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, AND R-30), VILLAGE STANDARD LOT RESIDENTIAL (VR-5/7), VILLAGE SMALL LOT RESIDENTIAL (VR-4/5), VILLAGE TOWNHOUSE (VTH), PLANNED MEDIUM DENSITY RESIDENTIAL (PMD), MEDIUM DENSITY RESIDENTIAL (MR-1), MEDIUM HIGH DENSITY RESIDENTIAL (MR-2), HIGH DENSITY RESIDENTIAL (HDR), VILLAGE APARTMENT (VA), SPECIAL HIGH DENSITY RESIDENTIAL (SHD), AND REGIONAL CENTER HIGH DENSITY RESIDENTIAL (RCHDR) DISTRICTS

315.01 PURPOSE

Section 315 is adopted to implement the policies of the Comprehensive Plan for Low Density Residential, Village Standard Lot Residential, Village Small Lot Residential, Village Townhouse, Medium Density Residential, Medium High Density Residential, High Density Residential, Special High Density Residential, Village Apartment, and Regional Center High Density Residential areas.

315.02 APPLICABILITY

Section 315 applies to land in the Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30), Village Standard Lot Residential (VR-5/7), Village Small Lot Residential (VR-4/5), Village Townhouse (VTH), Planned Medium Density Residential (PMD), Medium Density Residential (MR-1), Medium High Density Residential (MR-2), High Density Residential (HDR), Village Apartment (VA), Special High Density Residential (SHD), and Regional Center High Density Residential (RCHDR) Districts, hereinafter collectively referred to as the urban residential zoning districts.

315.03 USES PERMITTED

A. Uses permitted in each urban residential zoning district are listed in Table 315-1, *Permitted Uses in the Urban Residential Zoning Districts*. Uses not listed are prohibited, except:

1. In the PMD District, uses similar to one or more of the listed uses for the PMD District may be authorized pursuant to Section 106, *Authorizations of Similar Uses*; and
2. In the HDR, SHD, and RCHDR Districts, uses similar to one or more of the listed limited uses for the applicable zoning district may be authorized pursuant to Section 106.

B. As used in Table 315-1:

1. "P" means the use is a primary use.
2. "A" means the use is an accessory use.

3. “L” means the use is a limited use and shall be developed concurrently with or after a primary use is developed on the same site.
 4. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
 5. “CPUD” means the use is allowed as a conditional use in a planned unit development.
 6. “X” means the use is prohibited.
 7. Numbers in superscript correspond to the notes that follow Table 315-1.
- C. Permitted uses are subject to the applicable provisions of Subsection 315.04, *Dimensional and Building Design Standards*; Subsection 315.05, *Development Standards*; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

315.04 DIMENSIONAL AND BUILDING DESIGN STANDARDS

- A. General: Dimensional and building design standards applicable in the urban residential zoning districts are listed in Tables 315-2, *Dimensional and Building Design Standards in the Urban Low Density Residential Zoning Districts*; 315-3, *Dimensional and Building Design Standards in the VR-4/5, VR-5/7, and VTH Districts*; and 315-4, *Dimensional Standards in the PMD, MR-1, MR-2, HDR, VA, SHD, and RCHDR Districts*. As used in Tables 315-2 through 315-4, numbers in superscript correspond to the notes that follow each table.
- B. Modifications: Modifications to the standards in Tables 315-2 through 315-4 are established by Sections 800, *Special Use Requirements*; 904, *Height Exceptions*; 1012, *Lot Size and Density*; 1107, *Property Line Adjustments*; and 1205, *Variances*. Except in the HDR, SHD, and RCHDR Districts, modifications to the standards in these tables also are established by Section 903, *Setback Exceptions*.

315.05 DEVELOPMENT STANDARDS

The following development standards apply:

- A. Condominiums: Except in the VR-5/7 and VR-4/5 Districts, any of the following types of dwellings, if permitted in the subject zoning district, may be platted as condominiums: detached single-family dwellings, attached single-family dwellings, two-family dwellings, three-family dwellings, and multifamily dwellings. In the case of single-family dwellings, condominium platting supersedes the requirement that each dwelling unit be on a separate lot of record; however, attached single-family dwellings must be attached at a wall (as they would be if a lot line separated the dwellings) rather than ceiling to floor.

- B. Resource Protection Areas in the VR 4/5 and VR 5/7 Districts: Development of primary dwellings and accessory structures within a Resource Protection Area shown on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan, Land Use Plan Map*, shall be subject to design review, pursuant to Section 1102, *Design Review*, and the following criteria:
1. Disturbance of natural features, including slopes in excess of 20 percent, trees and treed areas, wetlands, and stream corridors, shall be minimized.
 2. Compliance with Subsection 1002.03 shall be demonstrated.
 3. The maximum disturbed area shall be 5,000 square feet. All buildings and yard areas shall be contained within this area. Driveways and required trails and utility construction shall be excluded from calculation of the disturbed area.
 4. Driveways shall be designed to be as narrow as possible, consistent with the requirements of the fire district.

Table 315-1: Permitted Uses in the Urban Residential Zoning Districts

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Accessory Dwelling Units , subject to Section 839	A	A	A	A	X	X	X	X	X	X	X
Accessory Kitchens	A ¹	A ¹	A ¹	A ¹	X	A ¹	A ¹	X	X	X	X
Accessory Buildings and Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care homes, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas	A	A	A	A	A	A	A	A	A	A	A

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
and receivers, transit amenities, trellises, and utility service equipment											
Bed and Breakfast Inns , subject to Section 832	C	X	C	X	X	P	P	P	X	L ² ,C ³	L ⁴
Bed and Breakfast Residences , subject to Section 832	C	X	C	P	X	P	P	P	P	X	X
Bus Shelters	A	A	A	A	P	A	A	A	A	A	A
Cemeteries , subject to Section 808	C	X	C	X	X	X	X	X	X	X	X
Child Care Facilities	C	C	C	C	C	C	C	L ⁵ ,C	C	L ² ,C ³	L ⁴
Civic and Cultural Facilities , including art galleries, museums, and visitor centers	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Community Halls	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD
Composting Facilities	X	X	X	X	X	X	X	X	X	X	X
Congregate Housing Facilities	X	X	X	P	P	P	P	P	P	P	P
Daycare Services, Adult	C	C	C	C	C	C	C	L ⁵ ,C	C	L ² ,C ³	L ⁴
Dwellings, Attached Single-Family	P ^{7,8}	P ^{7,9} ,C ^{7,10}	P	P	X	P ¹¹	P ¹¹	X	X	X	X
Dwellings, Clustered Single-Family	X	X	X	X	P	X	X	X	X	X	X
Dwellings, Detached Single-Family	P ⁷	P ⁷	X	X	X	X	X	X	X	X	X
Dwellings, Multifamily	X	X	X	P ¹²	P	P	P	P	P	P	P
Dwellings, Three-Family	C ⁷	C ⁷	X	P	P	P	P	P	P	X	X
Dwellings, Two-Family	C ⁷	C ⁷	X	P	P	P	P	P	P	X	X

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Entertainment Facilities , including arcades, billiard halls, bowling alleys, miniature golf courses, and movie theaters	X	X	X	X	X	X	X	X	X	C ³	X
Farmers' Markets , subject to Section 840	A	A	A	A	A	A	A	A	A	A	A
Fences and Retaining Walls	P	P	P	P	P	P	P	P	P	P	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	X	X	X	X	X	X	X	L ⁵ ,C	X	L ^{2,13} ,C	L ⁴ ,C
Fraternal Organization Lodges	C ¹⁴	X	C ¹⁴	X	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Government Uses , unless such a use is specifically listed as a primary, accessory, limited, conditional, or prohibited use in the applicable zoning district	C ¹⁴	X	C ¹⁴	X	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Guest Houses , subject to Section 833	A	X	A	X	X	X	X	X	X	X	X
Home Occupations , including bed and breakfast homestays, subject to Section 822 ¹⁵	A	A	A	A	A	A	A	A	A	A	A
Horticulture, Nurseries, Hydroponics, and Similar Uses that Exceed an Accessory Use	C	X	X	X	X	X	X	X	X	X	X

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics, and Similar Events	C	X	C	X	X	C	C	C	X	C	X
Hotels and Associated Convention Facilities	X	X	X	X	X	X	X	X	X	C ¹⁶	L ⁴ ,C
Hydroelectric Facilities	C	X	C	X	X	C	C	C	X	C	X
Libraries	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	CPUD	L ⁵ ,C ⁶ , CPUD	CPUD	L ² ,C ³ , CPUD	L ⁴ , CPUD
Livestock, subject to Section 821	A	A	A	X	X	X	X	X	X	X	X
Manufactured Dwelling Parks, subject to Sections 824 and 825	C	X	C	X	C	P	X	X	X	X	X
Manufactured Homes, subject to Section 824	P ⁷	P ⁷	X	X	X	X	X	X	X	X	X
Marijuana Processing	X	X	X	X	X	X	X	X	X	X	X
Marijuana Production	X	X	X	X	X	X	X	X	X	X	X
Marijuana Retailing	X	X	X	X	X	X	X	X	X	X	X
Marijuana Wholesaling	X	X	X	X	X	X	X	X	X	X	X
Multi-Use Developments, subject to Section 844	C	X	X	X	X	C	X	C	X	C	X
Nursing Homes	C	C	C	P	P	P	P	P	P	P	P

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Offices , including accounting services, administrative, business, corporate, governmental , and professional offices, <u>but not including offices for governmental uses</u> . Examples include offices for the following: architectural services, business management services, call centers, employment agencies, engineering services, governmental services , income tax services, insurance services, legal services, manufacturer’s representatives, office management services, property management services, real estate agencies, and travel agencies.	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Parking Structures	X	X	X	X	X	A	A	A	X	A	A
Pedestrian Amenities	P	P	P	P	P	P	P	P	P	P	P
Places of Worship , subject to Section 804	C	C	C	CPUD	C	C	C	C	CPUD	C	C

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Produce Stands , subject to Section 815	A	A	A	X	X	X	X	X	X	X	X
Public Utility Facilities ¹⁷	C ¹⁴	X	C ¹⁴	X	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Radio and Television Studios , excluding transmission towers	X	X	X	X	X	X	X	X	X	L ² ,C ³	X
Radio and Television Transmission and Receiving Towers and Earth Stations ¹⁸	C ¹⁴	X	C ¹⁴	X	X	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Recreational Vehicle Camping Facilities , subject to Section 813	X	X	X	X	X	C ¹⁴	C ¹⁴	C ¹⁴	X	X	X

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Recreational Uses, Government-Owned , including parks, amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; equine facilities; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; miniature golf, putting greens, and sports courts; picnic areas and structures; play equipment and playgrounds; nature preserves and wildlife sanctuaries; tables and seating; and similar recreational uses ¹⁹	P ²⁰	P ²⁰	P ²⁰	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹
Recreational Uses, Government-Owned Golf Courses ¹⁹	P ²⁰	X	P ²⁰	X	C ¹⁴	P ²¹	P ²¹	C ¹⁴	X	C ¹⁴	C ¹⁴
Recreational Uses , including boat moorages, country clubs, equine facilities, gymnastics facilities, golf courses, parks, and swimming pools ¹⁹	C ¹⁴	X	C ¹⁴	X	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Recyclable Drop-Off Sites , subject to Section 819	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	L ⁵ ,C ⁶ , CPUD ²³	CPUD ²³	L ² ,C ³ , CPUD ²³	L ⁴ , CPUD ²³
Roads	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Schools , subject to Section 805	C	C	C	CPUD	CPUD	C	C	L ^{5,24} ,C ^{6,24} , CPUD	CPUD	L ^{2,24} ,C ^{3,24} , CPUD	L ^{4,24} , CPUD

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Services, Business , including computer rental workstations; leasing, maintenance, repair, and sale of communications and office equipment; mailing; notary public; photocopying; and printing	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ³ ,C ⁴	L ²
Services, Commercial—Construction and Maintenance , including contractors engaged in construction and maintenance of electrical and plumbing systems	X	X	X	X	X	X	X	X	X	C ³	X
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	L ⁵ ,C ⁶ , CPUD ²³	CPUD ²³	L ² ,C ³ , CPUD ²³	L ⁴ , CPUD ²³
Services, Commercial—Maintenance and Repair of any of the following: appliances, bicycles, electronic equipment, guns, housewares, musical instruments, optical goods, signs, small power equipment, sporting goods, and tools	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Services, Commercial—Maintenance and Repair of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	X	X	X	X	X	X	X	X	X	C ³	X

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Services, Commercial—Miscellaneous , including food lockers, interior decorating, locksmith, upholstering, and veterinary	X	X	X	X	X	X	X	L ⁵ ,C ⁶	X	L ² ,C ³	L ⁴
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	L ⁵ ,C ⁶ , CPUD ²³	CPUD ²³	L ² ,C ³ , CPUD ²³	L ⁴ , CPUD ²³
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	CPUD ²³	L ⁵ ,C ⁶ , CPUD ²³	CPUD ²³	L ² ,C ³ , CPUD ²³	L ⁴ , CPUD ²³
Signs , subject to Section 1010	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵	A ²⁵
Telephone Exchanges	C ¹⁴	X	C ¹⁴	X	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	X	C ¹⁴	C ¹⁴
Temporary Buildings for Uses Incidental to Construction Work. Such buildings shall be removed upon completion or abandonment of the construction work.	A	A	A	A	A	A	A	A	A	A	A

Use	R-5 – R-30	VR-4/5 & VR-5/7	R-2.5	VTH	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A	A	A	A	A	A	A	A	A
Transit Park-and-Rides	X	X	X	X	X	X	X	X	X	X	A
Utility Carrier Cabinets , subject to Section 830	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶	P,C ²⁶
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1

- ¹ An accessory kitchen is permitted only in an attached single-family dwelling, a detached single-family dwelling, or a manufactured home, to the extent that these dwelling types are permitted in the applicable zoning district. Only one accessory kitchen is permitted in each single-family dwelling or manufactured home.
- ² The limited use is permitted subject to the following criteria:
 - a. The use shall be allowed only in a development meeting the minimum residential density for the entire site area.
 - b. The building floor area occupied by all limited uses shall not exceed 15 percent of the building floor area occupied by primary uses.
 - c. No outdoor storage of materials associated with the use shall be allowed.
 - d. The use shall not be of a type or intensity which produces odor, smoke, fumes, noise, glare, heat, or vibration which are detectable outside of the premises and are incompatible with primary uses.

- ³ The use shall be developed in conjunction with a primary use on the same site, which is developed at the maximum allowed density for the site area.
- ⁴ The limited use is permitted subject to the following criteria:
- a. The use shall be allowed only in a development meeting the minimum residential density for the entire site area.
 - b. No outdoor storage of materials or display of merchandise associated with the use shall be allowed.
- ⁵ The limited use is permitted subject to the following criteria:
- a. The use shall be part of a development within a Design Plan area.
 - b. The use shall be allowed only in a development meeting the minimum residential density for the entire site area.
 - c. The building floor area occupied by all limited uses shall not exceed 10 percent of the building floor area occupied by primary uses. No single limited commercial use shall occupy more than 1,500 square feet of building floor area.
 - d. Allowing the use will not adversely impact the livability, value, and appropriate development of the site and abutting properties considering the location, size, design, and operating characteristics of the use.
 - e. No outdoor storage of materials associated with the use shall be allowed.
 - f. The use shall not be of a type or intensity which produces odor, smoke, fumes, noise, glare, heat, or vibration which are detectable outside of the premises and are incompatible with primary uses.
- ⁶ The use shall be developed in conjunction with a primary use on the same site, which is developed at the maximum allowed density for the site area. The building floor area occupied by all limited uses, and by all conditional uses that are subject to Note 6, shall not exceed 10 percent of the building floor area occupied by primary uses.
- ⁷ Except as limited by Note 1(b) to Table 315-2 or as allowed by Subsection 315.05(A) or Section 1204, *Temporary Permits*, each lot of record may be developed with only one of the following: attached single-family dwelling—if permitted by Note 8, 9, or 10—detached single-family dwelling, or manufactured home. The development of two- and three-family dwellings is subject to Subsection 1012.07, and, if a lot of record is also to be developed with a single-family dwelling or manufactured home, the entire development is subject to Section 1012, *Lot Size and Density*.

- 8 Attached single-family dwellings are permitted on 100 percent of the lots in a planned unit development and 20 percent of the lots in a subdivision that is not a planned unit development.
- 9 As a primary use, only two attached single-family dwellings may be attached in succession except in the VR-4/5 District when transferring density from a Resource Protection Area—as shown on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan Land Use Plan Map*—in which case this limit does not apply.
- 10 Attached single-family dwellings that do not comply with Note 9 are a conditional use.
- 11 For an attached single-family dwelling, the minimum lot size is 3,630 square feet in the MR-1 District and 2,420 square feet in the MR-2 District unless, as part of an application filed pursuant to Section 1105, *Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats*, new lots or parcels are proposed for attached single-family dwellings. In that case, there is no minimum lot size provided that the density of the entire development complies with the maximum density standards of Subsection 1012.05.
- 12 Multifamily dwellings are limited to those containing four dwelling units.
- 13 Only indoor facilities are permitted.
- 14 Uses similar to this use may be authorized pursuant to Section 106.
- 15 A use may be permitted as a home occupation, subject to Section 822, *Home Occupations*, even if such use is also identified in another use listing in Table 315-1.
- 16 Hotels in the SHD District are limited to a maximum of 80 units per gross acre.
- 17 Public utility facilities shall not include shops, garages, or general administrative offices.
- 18 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- 19 This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- 20 Any principal building, swimming pool, or use shall be located a minimum of 45 feet from any other lot in a residential zoning district.
- 21 Any principal building or swimming pool shall be located a minimum of 30 feet from any other lot in a residential zoning district.

- ²² Recyclable drop-off sites are permitted only if accessory to an institutional use.
- ²³ The use is subject to the following standards and criteria:
- a. The use shall be located in a planned unit development (PUD) with a minimum of 100 dwelling units. No building permit for the use shall be issued until a minimum of 100 dwelling units are constructed within the PUD.
 - b. The area occupied by all uses subject to Note 22 and located in a single PUD, including their parking, loading, and maneuvering areas, shall not exceed a ratio of one-half acre per 100 dwelling units in the PUD.
 - c. The use shall be an integral part of the general plan of development for the PUD and provide facilities related to the needs of residents of the PUD.
 - d. The use shall be located, designed, and operated to efficiently serve frequent trade and service needs of residents of the PUD and not persons residing elsewhere.
 - e. The use shall not, by reason of its location, construction, manner or hours of operation, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the PUD.
- ²⁴ Only commercial schools are permitted, and such schools are not subject to Section 805, *Schools*.
- ²⁵ Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- ²⁶ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 315-2: Dimensional and Building Design Standards in the Urban Low Density Residential Zoning Districts

Standard	R-2.5	R-5	R-7	R-8.5	R-10	R-15	R-20	R-30
District Land Area for Calculating Density Pursuant to Section 1012/Minimum Lot Size ^{1,2}	2,500/2,000 square feet	5,000 ³ /4,000 square feet	7,000 ³ /5,600 square feet	8,500 ³ /6,800 square feet	10,000 ³ /8,000 square feet	15,000 ³ /12,000 square feet	20,000 ³ /16,000 square feet	30,000 ³ /24,000 square feet
Maximum Lot Coverage	50 percent ⁴		40 percent ^{4,5}					
Maximum Building Height	Accessory building larger than 500 square feet and accessory to a primary dwelling: 20 feet or the height of the primary dwelling, whichever is greater All other buildings: 35 feet							
Minimum Front Setback	15 feet, except 20 feet to garage and carport motor vehicle entries ⁶							
Minimum Rear Setback	20 feet ^{6,7,8,9}							
Minimum Side Setback	5 feet ^{6,7,8,9}							
Maximum Building Floor Space for an Accessory Building Larger than 500 Square Feet and Accessory to a Primary Dwelling	Equal to the ground floor area of the primary dwelling and the ground floor area of any non-residential space that shares a common wall with the primary dwelling (e.g., an attached garage)							

Standard	R-2.5	R-5	R-7	R-8.5	R-10	R-15	R-20	R-30
Building Design Standards for Single-Family Dwellings and Manufactured Homes ¹⁰	A minimum of three of the following features are required: a covered porch at least two feet deep; an entry area recessed at least two feet from the exterior wall to the door; a bay or bow window (not flush with the siding); an offset on the building face of at least 16 inches from one exterior wall surface to the other; a dormer; a gable; roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls; a roofline offset of at least 16 inches from the top surface of one roof to the top surface of the other; an attached garage; orientation of the long axis and front door to a street; a cupola; a tile, shake, or composition roof; and horizontal lap siding. The required features must be on the same façade as the front door unless the feature is unrelated to a façade (e.g., roofing material).							
Building Design Standards for Buildings Accessory to a Single-Family Dwelling or Manufactured Home	<p>Freight shipping containers shall be located behind the building line of the dwelling, and the exterior shall be painted similar in color to that of the dwelling.</p> <p>Metal buildings greater than 500 square feet in area shall include roof overhangs, gutters, and downspouts, and the exterior shall be painted similar in color to that of the dwelling.</p>							

¹ The minimum lot size standards apply as established by Sections 1012 and 1107. Notwithstanding the minimum lot size standard, a lot of record may be developed subject to other applicable standards of this Ordinance, except:

- a. Minimum lot size standards of Section 800 apply; and
- b. Except in an R-2.5 District, a lot of record smaller than 3,000 square feet may not be developed with a dwelling unless the lot of record was created as part of a planned unit development or pursuant to Subsection 1012.02(A), (B), (D), (E), or (F).

² In a planned unit development, there is no minimum lot size. However, the district land area standard applies pursuant to Section 1012.

³ For two- and three-family dwellings, the minimum lot area standard of Table 1012-2, *Minimum Lot Area per Dwelling Unit*, applies in lieu of the district land area standard.

- 4 Maximum lot coverage in a planned unit development is 65 percent.
- 5 Outside a planned unit development, maximum lot coverage is 50 percent for a lot of record that is:
- a. 6,000 square feet or less in area, was created prior to the application of an Urban Low Density Residential District to the subject lot of record, and is developed with a detached single-family dwelling; or
 - b. Developed with an attached single-family dwelling.
- 6 For a swimming pool that is accessory to a dwelling, the minimum front setback is 10 feet, and the minimum side and rear setbacks are three feet.
- 7 In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat. In a zero-lot-line development, approved pursuant to Subsection 1105.03(B), there are no minimum rear and side setbacks for single-family dwellings, manufactured homes, and structures accessory to single-family dwellings and manufactured homes, except from rear and side lot lines on the perimeter of the final plat. Where either of these standards applies, it supersedes any other rear or side setback standard in Table 315-2.
- 8 The following exceptions apply to a lot of record that is 6,000 square feet or less in area and was created prior to the application of an Urban Low Density Residential District to the subject lot of record:
- a. The minimum rear setback for a detached single-family dwelling is 10 feet.
 - b. The minimum side setback for a detached single-family dwelling is a total of five feet (e.g., five feet from one side lot line and zero from the other, three feet from one side lot line and two feet from the other) except that if the subject lot of record has more than two side lot lines, the minimum side setback from each of the additional side lot lines is five feet.

⁹ If an accessory building is located behind the building line of the main building, the applicable minimum rear and side setback standards for that accessory building are based on the accessory building area and accessory building height, as follows:

Building Area	Building Height			
	≤ 8 feet	> 8 feet and ≤ 10 feet	> 10 feet and ≤ 15 feet	> 15 feet
≤ 100 square feet	None	3 feet side and rear	5 feet side and rear	5 feet side, 10 feet rear
> 100 square feet and ≤ 200 square feet	3 feet side and rear	3 feet side and rear	5 feet side and rear	5 feet side, 10 feet rear
> 200 square feet and ≤ to 500 square feet	5 feet side and rear	5 feet side and rear	5 feet side and rear	5 feet side, 10 feet rear
> 500 square feet	5 feet side; 10 feet rear	5 feet side; 10 feet rear	5 feet side, 10 feet rear	5 feet side, 10 feet rear

¹⁰ These building design standards do not apply to temporary dwellings approved pursuant to Section 1204, *Temporary Permits*, or to manufactured homes in manufactured dwelling parks.

Table 315-3: Dimensional and Building Design Standards in the VR-5/7, VR-4/5, and VTH Districts

General Standards			
Standard	VR-5/7	VR-4/5	VTH
District Land Area for Calculating Density Pursuant to Section 1012/Minimum Lot Size ¹	5,000/4,000 square feet	4,000/2,000 square feet	2,000/2,000 square feet ²
Maximum Lot Size ¹	7,000 square feet ^{3,4}	5,000 square feet ^{3,5}	3,000 square feet ^{2,6}
Maximum Lot Coverage	50 percent ⁷		65 percent
Maximum Height for Fences and Sight-Obscuring Plantings	6 feet at or behind the building line of the main building; 4 feet forward of the building line of the main building		
Maximum Driveway Width	16 feet at the front lot line, unless the subject property is developed with a garage that has at least three side-by-side (as opposed to tandem) garage bays, in which case the maximum driveway width shall be 24 feet at the front lot line ^{7,8}		See Subsection 1005.12(B)(4).
Minimum Percentage of Lots in a Subdivision that Shall have Alley Motor Vehicle Access Only	50 percent of lots with frontage on an alley ⁷		Not Applicable
Garage/Carport Design for Primary Dwellings	A minimum of 50 percent of the primary dwellings in a development shall have a recessed garage/carport or no garage/carport. The remaining 50 percent may have a non-recessed garage/carport. ^{8,9,10}	All garages and carports shall be recessed. ^{7,9}	See Subsection 1005.12(B).

Standards for Primary Dwellings			
Standard	VR-5/7	VR-4/5	VTH
Maximum Building Height	35 feet ⁸		
Minimum Front Setback	10 feet for a dwelling with a recessed garage; 19½ feet to the garage door/carport motor vehicle entry for a dwelling with a non-recessed garage/carport ^{8,9,10,11,12}	10 feet ^{7,11,12}	10 feet ^{13,14,15}
Maximum Front Setback	18 feet for a dwelling with a recessed garage; 20½ feet to the garage door/carport motor vehicle entry for a dwelling with a non-recessed garage/carport ^{8,9,10,11,16,17,18}	18 feet ^{7,11,16,17,18}	18 feet ¹³
Minimum Rear Setback	15 feet ^{7,8,11,19}		15 feet ¹⁹
Minimum Side Setback	0 on one side; 5 feet on all other sides ^{7,8,11,19}		5 feet ^{19,20}
Building Design Standards ^{7,8}	<ul style="list-style-type: none"> • Front facades shall be designed with balconies and/or bays. Facades facing a street shall not consist of a blank wall. • Window trim shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, head, and sill. • Hipped, gambrel, or gabled roofs are required. Flat roofs are prohibited. • If the lot on which the dwelling is located has street frontage on a local or connector street, or a private street that meets local or connector street design standards, then the primary entry to the dwelling shall be accessed directly from and be visible from one of those streets. • A minimum of 50 percent of the dwellings in a subdivision shall have a porch or patio. The porch or patio shall be covered, placed immediately adjacent to the primary entry to the dwelling, have a minimum unobstructed depth of six feet, and have a minimum unobstructed width of 10 feet. 		See Subsections 1005.04(F) and 1005.12(A).

Standards for Buildings Accessory to a Dwelling			
Standard	VR-5/7	VR-4/5	VTH
Maximum Number of Accessory Buildings per Lot of Record	Two		
Minimum Separation Distance Between an Accessory Building and any other Building on the Same Lot of Record	3 feet		
Maximum Building Height	25 feet or the building height of the primary dwelling, whichever is less ²¹		
Maximum Building Area	Only one accessory building may exceed 100 square feet, and it shall have a maximum ground floor area of 600 square feet, or the square footage of the ground floor of the primary dwelling, whichever is less.	Only one accessory building may exceed 100 square feet, and it shall have a maximum ground floor area of 500 square feet, or the square footage of the ground floor of the primary dwelling, whichever is less.	
Minimum Front Setback	Greater than or equal to the front setback of the facade of the primary dwelling (not including porches, patios, bays, garages, and architectural features) ^{8,22}		
Exterior Building Materials	Buildings greater than 100 square feet in area shall be constructed with similar exterior building materials to those of the primary dwelling. ⁸		

Minimum Rear and Side Setback Standards for Buildings Accessory to a Primary Dwelling in the VR-5/7, VR-4/5, and VTH Districts ^{9,19}			
Building Area	Building Height		
	≤ 8 feet	> 8 feet and ≤ 20 feet	> 20 feet
≤ 100 square feet	None	No minimum on one side, 3 feet on all other sides; 3 feet rear if rear lot line does not abut an alley, 6 feet rear if rear lot line does abut an alley ²³	No minimum on one side, 5 feet on all other sides; 5 feet rear if rear lot line does not abut an alley, 6 feet rear if rear lot line does abut an alley ²³
> 100 square feet	No minimum on one side, 3 feet on all other sides; 3 feet rear if rear lot line does not abut an alley, 6 feet rear if rear lot line does abut an alley ²³		No minimum on one side, 5 feet on all other sides; 5 feet rear if rear lot line does not abut an alley, 6 feet rear if rear lot line does abut an alley ^{23,24}

- ¹ The minimum and maximum lot size standards apply as established by Sections 1012 and 1107. Notwithstanding the minimum and maximum lot size standards, a lot of record may be developed subject to other applicable standards of this Ordinance, except minimum lot size standards of Section 800 apply.
- ² The minimum and maximum lot size standards apply only to lots or parcels for attached single-family dwellings.
- ³ The maximum lot size standard applies only to lots or parcels for single-family dwellings or manufactured homes.
- ⁴ Alternatively, the average size of all lots in a subdivision, partition, or replat shall not exceed 6,500 square feet.
- ⁵ Alternatively, the average size of all lots in a subdivision, partition, or replat shall not exceed 5,000 square feet.
- ⁶ Alternatively, the average size of all lots in a subdivision, partition, or replat shall not exceed 2,500 square feet.
- ⁷ The VTH District standard applies in lieu of this standard for primary-use attached single-family dwellings if three or more dwelling units are attached in succession.

- 8 Development on lots in the plat of Sieben Creek Estates (plat no. 3039) is not required to comply with this standard.
- 9 A recessed garage or carport is a garage or carport with a front setback to the garage door or carport motor vehicle entry that is a minimum of five feet greater (i.e., farther from the front lot line) than the front setback to the façade of the primary dwelling living area (not including porches, patios, bays, and architectural features).
- 10 A non-recessed garage or carport shall have a front setback to the garage door or carport motor vehicle entry that is a maximum of five feet less (i.e., closer to the front lot line) than the front setback to the façade of the primary dwelling living area (not including porches, patios, bays, and architectural features).
- 11 The minimum and maximum setback standards do not apply in a Resource Protection Area shown on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan Land Use Plan Map*.
- 12 A porch or patio, whether covered or not, may extend a maximum of four feet into the minimum front yard depth.
- 13 Frontage on an accessway shall be considered a front lot line.
- 14 On a corner lot, the minimum setback from one front lot line is eight feet, provided that the lot line abuts a road with a functional classification of local or connector.
- 15 Awnings, porches, bays, and overhangs may extend a maximum of four feet into the minimum front setback.
- 16 If a public utility easement precludes compliance with the maximum front setback standard, the maximum shall be as close to the front lot line as possible.
- 17 Dwellings located on lots with less than 35 feet of street frontage shall be exempt from the maximum front setback standard.
- 18 If a lot has more than one front lot line, compliance with the maximum front setback standard is required from only two intersecting front lot lines.
- 19 In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat. Where this standard applies, it supersedes any other rear or side setback standard in Table 315-3.
- 20 Frontage on a pedestrian connection shall be considered a side lot line.
- 21 The maximum building height standard applies only to accessory buildings larger than 100 square feet.
- 22 A garage may be required to be recessed, as defined by Note 10, in order to comply with the standard for garage/carport design for primary dwellings.
- 23 Frontage on a pedestrian connection shall be considered a side lot line, and the minimum setback is five feet.
- 24 If the rear lot line abuts an alley, a second-story accessory dwelling unit may cantilever a maximum of four feet into the minimum rear setback.

Table 315-4: Dimensional Standards in the PMD, MR-1, MR-2, HDR, VA, SHD, and RCHDR Districts

Standard	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
District Land Area for Calculating Density Pursuant to Section 1012	3,630 square feet	3,630 square feet	2,420 square feet	1,742 square feet	1,500 square feet	726 square feet	Not Applicable
Minimum Density	See Section 1012	See Section 1012	See Section 1012	See Section 1012	See Section 1012	See Section 1012	See Section 1012
Minimum Lot Size	None	None ¹	None ²	None	None	None	None
Minimum Front Setback	15 feet, except 20 feet to garage and carport motor vehicle entries	15 feet, except 20 feet to garage and carport motor vehicle entries ^{3,4}	15 feet, except 20 feet to garage and carport motor vehicle entries ⁴	15 feet ⁵	10 feet ^{6,7}	15 feet	5 feet ⁸
Maximum Front Setback	See Subsections 1005.03(E) and (H).	See Subsections 1005.03(E) and (H).	See Subsections 1005.03(E) and (H).	See Subsections 1005.03(E) and (H).	18 feet ⁶	See Subsections 1005.03(E) and (H).	20 feet ^{8,9}
Minimum Rear Setback	30 feet ¹⁰	20 feet ^{5,10,11,12}	20 feet ^{5,10}	See Subsection 1005.03(L) ⁵	None ^{6,7}	See Subsection 1005.03(L)	See Subsection 1005.03(L) ¹³

Standard	PMD	MR-1	MR-2	HDR	VA	SHD	RCHDR
Minimum Side Setback	30 feet ¹⁰	One story: five feet; two stories: seven feet; three stories: 15 feet. For each story higher than three, an additional five feet of yard depth shall be required. ^{5,10,11,12,14,15}	One story: five feet; two stories: seven feet; three stories: 15 feet. For each story higher than three, an additional five feet of yard depth shall be required. ^{5,10,14,15}	See Subsection 1005.03(L) ⁵	None	See Subsection 1005.03(L)	See Subsection 1005.03(L) ¹⁶
Maximum Building Height	None	None	None	None	45 feet	None	None
Minimum Building Separation	10 feet	None	None	See Subsection 1005.03(L)	20 feet between multifamily dwellings	See Subsection 1005.03(L)	See Subsection 1005.03(L)

- ¹ The minimum lot size for a lot developed with a detached single-family dwelling classified as a nonconforming use is 3,630 square feet.
- ² The minimum lot size for a lot developed with a detached single-family dwelling classified as a nonconforming use is 2,420 square feet.
- ³ For a swimming pool that is accessory to a dwelling, the minimum front setback is 10 feet.
- ⁴ On a corner lot developed with an attached single-family dwelling, the minimum front setback from one front lot line is 10 feet, except that the minimum shall be 20 feet to garage and carport motor vehicle entries.
- ⁵ The minimum setback standards of Table 315-2, *Dimensional and Building Design Standards in the Urban Low Density Residential Districts*, apply to detached single-family dwellings that are nonconforming uses, as well as to structures that are accessory to such dwellings.

- ⁶ If the front or rear lot line abuts Sunnyside Road, the minimum setback shall be 65 feet from the centerline of Sunnyside Road, and the maximum setback shall be 75 feet from the centerline of Sunnyside Road.
- ⁷ Awnings, porches, and bays may extend a maximum of six feet into the minimum setback.
- ⁸ For dwellings and structures accessory to dwellings, the minimum front setback shall be 15 feet, and there shall be no maximum setback. However, Note 8 does not apply to mixed-use buildings that include dwellings or to structures accessory to such mixed-use buildings.
- ⁹ The maximum setback may be exceeded to accommodate plazas identified on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan Urban Design Elements*.
- ¹⁰ In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat. Where this standard applies, it supersedes any other rear or side setback standard in Table 315-4.
- ¹¹ For a swimming pool that is accessory to a dwelling, the minimum side and rear setbacks are five feet, unless the side or rear lot line abuts an Urban Low Density Residential, VR-4/5, or VR-5/7 District, in which case the minimum setback shall be 15 feet from the abutting lot line.

¹² The minimum rear and side setback standards for an accessory building are based on the building area and height, as follows:

Building Area	Building Height		
	≤ 8 feet	> 8 feet and ≤ 10 feet	> 10 feet
≤ 100 square feet	None, if the accessory building is located behind the building line of the main building; otherwise, 3 feet side and rear	3 feet side and rear	Same as primary building minimum setbacks
> 100 square feet and ≤ 200 square feet	3 feet side and rear	3 feet side and rear	Same as primary building minimum setbacks
> 200 square feet	Same as primary building minimum setbacks	Same as primary building minimum setbacks	Same as primary building minimum setbacks

¹³ If the rear lot line abuts a residential zoning district other than HDR, SHD, or RCHDR, the minimum rear setback is 20 feet.

¹⁴ If the side lot line abuts an Urban Low Density Residential, VR-5/7, or VR-4/5 District, the minimum side setback for a two-story building is 10 feet.

¹⁵ The minimum side setback for an attached single-family dwelling is five feet from any side lot line where two attached single-family dwellings do not share a common wall.

¹⁶ If the side lot line abuts a residential zoning district other than HDR, SHD, or RCHDR, the minimum side setback is 15 feet.

[Added by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 316, Rural Area Residential 1-Acre (RA-1), Rural Area Residential 2-Acre (RA-2), Recreational Residential (RR), Rural Residential Farm Forest 5-Acre (RRFF-5), Farm Forest 10-Acre (FF-10), and Future Urban 10-Acre (FU-10) Districts

1. Provide a “Type II” review process for sewer system components in RA-1, RA-2, RR, RRFF-5, FF-10, or FU-10 Districts that serve lands inside an urban growth boundary (UGB), and also provide a “Type II” review process for sewer systems and extensions of sewer systems in those zoning districts to serve land outside a UGB and unincorporated community, consistent with Oregon Revised Statutes (ORS) 660-011-0060 and Comprehensive Plan Chapter 4, *Land Use*, and Chapter 7, *Public Facilities and Services*.
2. Identify roads as a permitted use in the RA-1, RA-2, RR, RRFF-5, FF-10, and FU-10 Districts.
3. Provide consistency in spacing.

316 RURAL AREA RESIDENTIAL 1-ACRE (RA-1), RURAL AREA RESIDENTIAL 2-ACRE (RA-2), RECREATIONAL RESIDENTIAL (RR), RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5), FARM FOREST 10-ACRE (FF-10), AND FUTURE URBAN 10-ACRE (FU-10) DISTRICTS

316.01 PURPOSE

Section 316 is adopted to implement the policies of the Comprehensive Plan for Unincorporated Community Residential, Rural, and Future Urban areas.

316.02 APPLICABILITY

Section 316 applies to land in the Rural Area Residential 1-Acre (RA-1), Rural Area Residential 2-Acre (RA-2), Recreational Residential (RR), Rural Residential Farm Forest 5-Acre (RRFF-5), Farm Forest 10-Acre (FF-10), and Future Urban 10-Acre (FU-10) Districts, hereinafter collectively referred to as the rural residential and future urban residential zoning districts.

316.03 USES PERMITTED

A. Uses permitted in each rural residential and future urban residential zoning district are listed in Table 316-1, *Permitted Uses in the Rural Residential and Future Urban Residential Zoning Districts*. -Uses not listed are prohibited.

B. As used in Table 316-1:

1. "P" means the use is a primary use.
2. "A" means the use is an accessory use.
3. "C" means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. "CPUD" means the use is allowed as a conditional use in a planned unit development.
5. "X" means the use is prohibited.

6. "Type II" means the use requires review of a Type II application, pursuant to Section 1307, *Procedures*.

67. Numbers in superscript correspond to the notes that follow Table 316-1.

C. Permitted uses are subject to the applicable provisions of Subsection 316.04, *Dimensional Standards*; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

316.04 DIMENSIONAL STANDARDS

A. General: Dimensional standards applicable in the rural and future urban residential zoning districts are listed in Table 316-2, *Dimensional Standards in the*

Rural Residential and Future Urban Residential Zoning Districts. -As used in Table 316-2, numbers in superscript correspond to the notes that follow the table.

- B. **Modifications:** Modifications to the standards in Table 316-2 are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 1012, *Lot Size and Density*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

Table 316-1: Permitted Uses in the Rural Residential and Future Urban Residential Zoning Districts

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Accessory Buildings and Uses, Customarily Permitted, such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care homes, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property management and maintenance offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A	A	A	A	A
Accessory Dwelling Units, subject to Section 839	A ¹	A ¹	X	A ¹	A ¹	A ¹
Accessory Historic Dwellings, subject to Section 843	A ²	A ²	A ²	A ²	A ²	X

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Accessory Kitchens	A ³	A ³	A ³	A ³	A ³	A ³
Aircraft Land Uses	X	X	X	C	C	C
Aircraft Landing Areas	X	C	C ⁴	X	X	X
Bed and Breakfast Inns, subject to Section 832	C	C	C	C	C	X
Bed and Breakfast Residences, subject to Section 832	C	C	C	C	C	C
Bus Shelters	P	P	P	P	P	P
Campgrounds	C	C	C	C	C	C
Cemeteries, subject to Section 808	C	C	X	C	C	C
Child Care Facilities	C	C	C	C	C	C ⁵
Commercial or Processing Activities that are in Conjunction with Farm or Forest Uses⁶	X	X	X	C	C	X
Community Halls	CPUD	CPUD	CPUD	CPUD	CPUD	X ⁷
Composting Facilities, subject to Section 834	X	X	X	C	C	X
Conservation Areas or Structures for the Conservation of Water, Soil, Forest, or Wildlife Habitat Resources	P	P	P	P	P	P
Crematories, subject to Section 808	C	C	X	X	X	X
Daycare Services, Adult	C	C	C	C	C	C ⁸
Dwellings, Detached Single-Family	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Dwellings, Two-Family	C ⁹	X	X	X	X	X
Energy Source Development	X	X	C	X	X	X
Farmers' Markets, subject to Section 840	A	A	A	A	A	A
Farm Uses, including⁶:						
Raising, harvesting, and selling crops	P	P	P ¹⁰	P	P	P
Feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees	X ¹¹	P	X ¹¹	P	P	P
Dairying and the sale of dairy products	X ¹¹	P	X ¹¹	P	P	P
Any other agricultural or horticultural use or animal husbandry or any combination thereof	X ¹¹	P	X ¹¹	P	P	P

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Preparation, storage, and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use	P	P	P ¹⁰	P	P	P
Propagation, cultivation, maintenance, and harvesting of aquatic, bird, and animal species that are under the jurisdiction of the Oregon Fish and Wildlife Commission, to the extent allowed by the rules adopted by the commission	X ¹¹	P	X ¹¹	P	P	P
Growing cultured Christmas trees	P	P	P ¹⁰	P	P	P
Fish or Wildlife Management Programs	X	X	X	P	P	P
Forest Practices , including the following operations conducted on or pertaining to forestland: reforestation of forestland, road construction and maintenance, harvesting of forest tree species, application of chemicals, disposal of slash, and removal of woody biomass	P ¹²	P ¹²	P	P ¹²	P ¹²	P ¹²
Fraternal Organization Lodges	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Government Uses , unless such a use is specifically listed as a primary, accessory, conditional, or prohibited use in the applicable zoning district	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Guest Houses , subject to Section 833	A	A	A	A	A	A
Guest Ranches and Lodges	X	X	C	X	X	X
Home Occupations , including bed and breakfast homestays, subject to Section 822 ¹⁴	A	A	A	A	A	A
Home Occupations to Host Events , subject to Section 806	C	C	C	C	C	C
Hydroelectric Facilities	C	C	C	C	C	C
Kennels	C ¹⁵	C ¹⁵	X	C ¹⁵	C ¹⁵	X
Libraries	CPUD	CPUD	CPUD	CPUD	CPUD	X ⁷
Livestock , subject to Section 821	P	X ¹¹	A	X ¹¹	X ¹¹	X ¹¹

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Manufactured Dwellings , subject to Section 824	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Marijuana Processing	X	X	X	X	X	X
Marijuana Production , subject to Section 841	X	X	X	A	A	X
Marijuana Retailing	X	X	X	X	X	X
Marijuana Wholesaling	X	X	X	X	X	X
Operations Conducted for the Exploration, Mining, or Processing of Geothermal Resources or Other Subsurface Resources	X	X	X	C	C	X
Places of Worship , subject to Section 804	C	C	C	C	C	C ¹⁶
Produce Stands	A ¹⁷	A ¹⁷	A ¹⁷	A ¹⁷	A ¹⁷	A ^{17,18}
Public Utility Facilities	C ^{13,19}	C ^{13,19}	C ^{13,19}	C ^{13,19}	C ^{13,19}	C ^{13,19}
Radio and Television Transmission and Receiving Towers and Earth Stations	C ^{13,20}	C ^{13,20}	C ^{13,20}	C ^{13,20}	C ^{13,20}	C ^{13,20}
Recreational Uses , including boat moorages, community gardens, country clubs, equine facilities, gymnastics facilities, golf courses, horse trails, pack stations, parks, playgrounds, sports courts, swimming pools, ski areas, and walking trails ²¹	C ¹³	C ^{13,22}	C ¹³	C ^{13,22}	C ^{13,22}	C ^{13,22}

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Recreational Uses, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; equine facilities; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; horse trails; miniature golf, putting greens, and sports courts; pack stations; parks; picnic areas and structures; play equipment and playgrounds; nature preserves and wildlife sanctuaries; ski areas; tables and seating; and similar recreational uses ²¹	P ²³	P ²³	P ²³	P	P	P
Recreational Uses, Government-Owned Golf Courses ²¹	P ²³	P ²³	P ²³	P	P	P
Recreational Vehicle Camping Facilities , subject to Section 813	C ¹³	C ¹³	C	C ¹³	C ¹³	X
Recyclable Drop-Off Sites , subject to Section 819	A ²⁴	A ²⁴	A ²⁴	A ²⁴	A ²⁴	A ²⁴

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, flowers, food, furniture, garden supplies, hardware, interior decorating materials, jewelry, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos.	CPUD ²⁵	X	X	X	X	X
Roads	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Sanitary Landfills and Debris Fills	X	X	X	C	C	X
Schools , subject to Section 805	C ²⁶	C ²⁶	C	C ²⁶	C ²⁶	C ²⁷
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	CPUD ²⁵	X	X	X	X	X
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	CPUD ²⁵	X	X	X	X	X
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	CPUD ²⁵	X	X	X	X	X

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
<u>Sewer System Components that Serve Lands Inside an Urban Growth Boundary, subject to ORS 660-011-0060(3)</u>	<u>Type II²⁸</u>	<u>Type II²⁸</u>	<u>Type II²⁸</u>	<u>Type II²⁸</u>	<u>Type II²⁸</u>	<u>Type II²⁸</u>
<u>Sewer Systems and Extensions of Sewer Systems to Serve Land Outside an Urban Growth Boundary and Unincorporated Community, subject to ORS 660-011-0060(4)</u>	<u>Type II²⁹</u>	<u>Type II²⁹</u>	<u>Type II²⁹</u>	<u>Type II²⁹</u>	<u>Type II²⁹</u>	<u>Type II²⁹</u>
Signs, subject to Section 1010	A ²⁸³⁰	A ²⁸³⁰	A ²⁸³⁰	A ²⁸³⁰	A ²⁸³⁰	A ²⁸³⁰
Surface Mining, subject to Section 818	X	X	X	C	C	X
Telephone Exchanges	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Temporary Buildings for Uses Incidental to Construction Work. Such buildings shall be removed upon completion or abandonment of the construction work.	A	A	A	A	A	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A	A	A	A
Transfer Stations, subject to Section 819	X	X	C	X	X	C
Utility Carrier Cabinets, subject to Section 830	P,C ²⁹³¹	P,C ²⁹³¹	P,C ²⁹³¹	P,C ²⁹³¹	P,C ²⁹³¹	P,C ²⁹³¹
Wireless Telecommunication Facilities, subject to Section 835	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1	See Table 835-1

- ¹ This use is permitted only inside of an urban growth boundary.
- ² This use is permitted only outside of both an urban growth boundary and an urban reserve.
- ³ An accessory kitchen is permitted only in a detached single-family dwelling or a manufactured dwelling. -Only one accessory kitchen is permitted in each single-family dwelling or manufactured dwelling.

- 4 Aircraft landing areas are permitted for use by emergency aircraft (e.g., fire, rescue) only.
- 5 This use is limited to alteration or expansion of a lawfully established child care facility.
- 6 As used in Table 316-1, farm uses do not include marijuana production, marijuana processing, marijuana wholesaling, or marijuana retailing. -See separate listings in Table 316-1 for these uses.
- 7 Even though it is prohibited in this category, this use is included in the “government use” category.
- 8 This use is limited to alteration or expansion of a lawfully established adult daycare service.
- 9 Except as limited by Note 1(b) to Table 316-2 or as allowed by Section 1204, *Temporary Permits* or Section 839, *Accessory Dwelling Units*, each lot of record may be developed with only one of the following: detached single-family dwelling, two-family dwelling (only if approved as a conditional use in the RA-1 District), or manufactured dwelling.
- 10 This use is permitted only on lots larger than five acres.
- 11 In the RA-2, RRFF-5, FF-10, and FU-10 Districts, livestock is permitted as described under the use category of farm uses. -In the RA-1 and RR Districts, livestock is permitted as described under the use category of livestock.
- 12 For land inside the Portland Metropolitan Urban Growth Boundary, refer to Subsection 1002.02 regarding a development restriction that may apply if excessive tree removal occurs.
- 13 Uses similar to this may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.
- 14 A use may be permitted as a home occupation, subject to Section 822, even if such use is also identified in another use listing in Table 316-1.
- 15 The portion of the premises used shall be located a minimum of 200 feet from all property lines.
- 16 This use is limited to alteration or expansion of a lawfully established place of worship.
- 17 A produce stand shall be subject to the parking requirements of Section 1015, *Parking and Loading*.
- 18 In addition to selling produce grown on-site, a produce stand may sell agricultural products that are produced in the surrounding community in which the stand is located.
- 19 Public utility facilities shall not include shops, garages, or general administrative offices.
- 20 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.

- 21 This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- 22 Equine facilities are a primary use, subject to the following standards and criteria:
- a. The number of horses shall be limited to no more than one horse per acre or five horses in total, whichever is less. -Horses owned by the operator of the equine facility, or owned by a 501(c)(3) organization and being temporarily fostered by the operator of the equine facility, do not count toward the maximum number of horses. -The one-horse-per-acre standard shall be calculated based on the area of the lot of record or tract on which the equine facility is located.
 - b. Services offered at the equine facility, such as riding lessons, training clinics, and schooling shows, shall be provided only to the family members and nonpaying guests of the operator of the equine facility, the owners of boarded horses, or the family members and nonpaying guests of the owners of boarded horses.
- 23 Any principal building or swimming pool shall be located a minimum of 45 feet from any other lot in a residential zoning district.
- 24 Recyclable drop-off sites are permitted only if accessory to an institutional use.
- 25 The use is subject to the following standards and criteria:
- a. The use shall be located in a planned unit development (PUD) with a minimum of 100 dwelling units. -No building permit for the use shall be issued until a minimum of 100 dwelling units are constructed within the PUD.
 - b. The area occupied by all uses subject to Note 23 and located in a single PUD, including their parking, loading, and maneuvering areas, shall not exceed a ratio of one-half acre per 100 dwelling units in the PUD.
 - c. The use shall be an integral part of the general plan of development for the PUD and provide facilities related to the needs of residents of the PUD.
 - d. The use shall be located, designed, and operated to efficiently serve frequent trade and service needs of residents of the PUD and not persons residing elsewhere.
 - e. The use shall not, by reason of its location, construction, manner or hours of operation, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the PUD.
 - f. The maximum building floor space per commercial use is 4,000 square feet except that no maximum applies to uses authorized under Oregon Statewide Planning Goals 3 and 4 and uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.

- 26 Schools are prohibited within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metropolitan Service District’s 2040 Growth Concept Map.
- 27 This use is limited to alteration or expansion of a lawfully established school.
- 28 Components of a sewer system that serve land outside urban growth boundaries or unincorporated community boundaries are prohibited.
- 29 The use is limited to sewer systems that: are designed and constructed so that their capacity does not exceed the minimum necessary to serve the area within the boundaries described under ORS 660-011-0060(4)(b)(B), except for urban reserve areas as provided under OAR 660-021-0040(6); and do not serve any uses other than those existing or allowed in the identified service area on the date the sewer system is approved.
- 2830 Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- 2931 Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 316-2: Dimensional Standards in the Rural Residential and Future Urban Residential Zoning Districts

Standard	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Minimum Lot Size ¹	1 acre ^{2,3}	2 acres ³	2 acres	2 acres, provided that the minimum average lot size of all lots or parcels in a subdivision, partition, or replat is 5 acres ^{3,4,5,6}	10 acres ^{3,4,7}	10 acres ⁴
Minimum Front Setback	30 feet ⁸	30 feet ⁸	15 feet, except 20 feet to garage and carport motor vehicle entries ⁹	30 feet ⁸	30 feet ⁸	30 feet

Standard	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Minimum Rear Setback	30 feet ^{10,11}	30 feet ^{10,12}	15 feet ¹⁰	30 feet ^{10,12}	30 feet ^{10,12}	30 feet ¹²
Minimum Side Setback	10 feet ^{10,13}	10 feet ¹⁰	5 feet ¹⁰	10 feet ¹⁰	10 feet ¹⁰	10 feet
Maximum Lot Coverage	None	None	40 percent	None	None	None
Minimum Building Separation above 3,500 Feet in Elevation	None	None	20 feet between buildings with contiguous snow slide areas	None	None	None

¹ The minimum lot size standards apply as established by Sections 1012 and 1107. Notwithstanding the minimum lot size standard, a lot of record may be developed subject to other applicable standards of this Ordinance, except:

- a. Minimum lot size standards of Section 800 apply; and
- b. A lot of record smaller than 3,000 square feet may not be developed with a dwelling unless the lot of record was created as part of a planned unit development in the RA-1 District or pursuant to Subsection 1012.02(B), (D), or (F).

² In a planned unit development, there is no minimum individual lot size. -However, the minimum average lot size is one acre except for lots to be developed with a two-family dwelling, in which case the minimum average lot size is two acres. -The average lot size is calculated by determining the lot area of the land proposed for subdivision, partition, or replat and dividing by the number of lots or parcels in the proposed planned unit development.

³ The minimum lot size inside the Portland Metropolitan Urban Growth Boundary is 20 acres. The 20-acre minimum lot size is applicable to subdivisions, partitions, and Type II replats, but not to Type I replats or property line adjustments. -Where this standard applies, it supersedes any other minimum lot size standard in Table 316-2.

- 4 For the purpose of complying with the minimum lot size standard, lots with street frontage on County or public road rights-of-way may include the land area between the front lot line and the centerline of the County or public road right-of-way.
- 5 The minimum lot size inside the urban growth boundaries of the cities of Canby, Estacada, Molalla, and Sandy is five acres.
- 6 The average lot size is calculated by determining the lot area of the land proposed for subdivision, partition, or replat and dividing by the number of lots or parcels in the proposed partition, subdivision, or replat.
- 7 In a planned unit development, the minimum individual lot size is two acres, except inside the urban growth boundaries of the cities of Canby, Estacada, Molalla, and Sandy, where the minimum individual lot size is five acres. -In all cases, the minimum average lot size is 10 acres. -The average lot size is calculated by determining the lot area of the land proposed for subdivision, partition, or replat and dividing by the number of lots or parcels in the proposed planned unit development.
- 8 In a planned unit development, the minimum front setback is 20 feet.
- 9 For a corner lot located above 3,500 feet in elevation, one of the minimum front setbacks is 10 feet, except 20 feet to garage and carport motor vehicle entries.
- 10 In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat. -Where this standard applies, it supersedes any other rear or side setback standard in Table 316-2.
- 11 The minimum rear setback for an accessory building shall be five feet except as established by Note 10.
- 12 The minimum rear setback for an accessory building shall be 10 feet except as established by Note 10.
- 13 The minimum side setback for an accessory building shall be five feet except as established by Note 10.

[Added by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-263, 5/23/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-269, 9/6/18; Amended by Ord. ZDO-268, 10/2/18]

**Summary of Proposed Amendments to Section 317, *Mountain Recreational Resort (MRR)*
*and Hoodland Residential (HR) Districts***

1. Provide a “Type II” review process for sewer systems and extensions of sewer systems in MRR or HR Districts to serve land outside a UGB and unincorporated community, consistent with Oregon Revised Statutes (ORS) 660-011-0060 and Comprehensive Plan Chapter 4, *Land Use*, and Chapter 7, *Public Facilities and Services*.
2. Identify roads as a permitted use in the MRR and HR Districts.
3. Provide consistency in spacing.

317 MOUNTAIN RECREATIONAL RESORT (MRR) AND HOODLAND RESIDENTIAL (HR) DISTRICTS

317.01 PURPOSE

Section 317 is adopted to implement the policies of the Comprehensive Plan for Mountain Recreation areas and Low Density Residential areas regulated by the Mount Hood Community Plan.

317.02 APPLICABILITY

Section 317 applies to land in the Mountain Recreational Resort (MRR) and Hoodland Residential (HR) Districts.

317.03 USES PERMITTED

A. Uses permitted in the MRR and HR Districts are listed in Table 317-1, *Permitted Uses in the MRR and HR Districts*. -Uses not listed are prohibited, except that in the MRR District, uses similar to one or more of the listed limited uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

B. As used in Table 317-1:

1. "P" means the use is a primary use.
2. "A" means the use is an accessory use.
3. "L" means the use is a limited use and shall be developed concurrently with or after a primary use is developed on the same site.
4. "C" means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
5. "CPUD" means the use is allowed as a conditional use in a planned unit development.
6. "X" means the use is prohibited.
7. "Type II" means the use requires review of a Type II application, pursuant to Section 1307, Procedures.

78. Numbers in superscript correspond to the notes that follow Table 317-1.

C. Permitted uses are subject to the applicable provisions of Subsection 317.04, *Dimensional Standards*; Subsection 317.05, *Development Standard*; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

317.04 DIMENSIONAL AND BUILDING DESIGN STANDARDS

A. General: Dimensional and building design standards applicable in the MRR and HR Districts are listed in Table 317-2, *Dimensional and Building Design*

Standards in the MRR and HR Districts. -As used in Table 317-2, numbers in superscript correspond to the notes that follow the table.

- B. Modifications: Modifications to the standards in Table 317-2 are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1012, *Lot Size and Density*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

317.05 DEVELOPMENT STANDARD

Any of the following types of dwellings, if permitted in the subject zoning district, may be platted as condominiums: detached single-family dwellings, attached single-family dwellings, two-family dwellings, three-family dwellings, and multifamily dwellings. -In the case of single-family dwellings, condominium platting supersedes the requirement that each dwelling unit be on a separate lot of record; however, attached single-family dwellings must be attached at a wall (as they would be if a lot line separated the dwellings) rather than ceiling to floor.

Table 317-1: Permitted Uses in the MRR and HR Districts

Use	MRR	HR
Accessory Buildings and Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care homes, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property management and maintenance offices, recreational facilities (such as bicycle trails, children's play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A
Accessory Dwelling Units , subject to Section 839	A	A
Accessory Kitchens	A ¹	A ¹
Airports, Personal-Use	C	C
Bed and Breakfast Inns , subject to Section 832	P	C
Bed and Breakfast Residences , subject to Section 832	P	C
Bus Shelters	P	P
Campgrounds	C	C
Child Care Facilities	C	C
Civic and Cultural Facilities , including art galleries, museums, and visitor centers	L ²	X
Community Halls	CPUD	CPUD
Composting Facilities	X	X
Congregate Housing Facilities	P	X
Daycare Services, Adult	C	C
Dwellings, Attached Single-Family	P ³	P ^{3,4}
Dwellings, Detached Single-Family	P ³	P ³
Dwellings, Multifamily	P	X
Dwellings, Three Family	P	X
Dwellings, Two-Family	P	X
Energy Source Development	C	C
Farmers' Markets , subject to Section 840	A	A
Fraternal Organization Lodges	C ⁵	C ⁵
Government Uses , unless such a use is listed elsewhere in this table as a primary, accessory, limited, conditional, or prohibited use in the applicable zoning district	C ⁵	C ⁵
Guest Houses , subject to Section 833	X	A
Guest Ranches and Lodges	X	C
Helistops, Personal-Use	C	C

Use	MRR	HR
Home Occupations , including bed and breakfast homestays, subject to Section 822 ⁶	A	A
Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics, and Similar Events	C	C
Hotels ⁷	P ⁸	X
Hydroelectric Facilities	C	C
Libraries	L ² , CPUD	CPUD
Livestock , subject to Section 821	A	A
Manufactured Homes , subject to Section 824	P ³	P ³
Manufactured Dwelling Parks , subject to Sections 824 and 825	C	X
Marijuana Processing	X	X
Marijuana Production	X	X
Marijuana Retailing	X	X
Marijuana Wholesaling	X	X
Mobile Vending Units , subject to Section 837	L ^{2,9}	X
Motels ⁷	P ⁸	X
Multi-Use Developments , subject to Section 844	C	C
Nursing Homes	P	C
Parking Structures	A	X
Places of Worship , subject to Section 804	C	C
Produce Stands , subject to Section 815	A	A
Public Utility Facilities	C ⁵	C ^{5,10}
Radio and Television Transmission and Receiving Towers and Earth Stations	C ^{5,11}	C ^{5,11}
Recreational Uses , including boat moorages, community gardens, country clubs, equine facilities, gymnastics facilities, golf courses, horse trails, pack stations, parks, playgrounds, sports courts, swimming pools, ski areas, and walking trails ¹²	C ⁵	C ⁵
Recreational Uses, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; equine facilities; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; horse trails; miniature golf, putting greens, and sports courts; pack stations; parks; picnic areas and structures; play equipment and playgrounds; nature preserves and wildlife sanctuaries; ski areas; tables and seating; and similar recreational uses ¹²	P ¹³	P ¹⁴
Recreational Uses, Government-Owned Golf Courses ¹²	P ¹³	P ¹⁴
Recreational Vehicle Camping Facilities , subject to Section 813	C ⁵	C ⁵
Recyclable Drop-Off Sites , subject to Section 819	A ¹⁵	A ¹⁵

Use	MRR	HR
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, flowers, food, furniture, garden supplies, hardware, interior decorating materials, jewelry, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos.	L ² , CPUD ¹⁶	CPUD ¹⁶
Roads	<u>P</u>	<u>P</u>
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	L ² , CPUD ¹⁶	CPUD ¹⁶
Services, Commercial—Maintenance and Repair , of any of the following: bicycles and sporting goods	L ² , CPUD ¹⁶	CPUD ¹⁶
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	L ² , CPUD ¹⁶	CPUD ¹⁶
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	L ² , CPUD ¹⁶	CPUD ¹⁶
<u>Sewer Systems and Extensions of Sewer Systems to Serve Land Outside an Urban Growth Boundary and Unincorporated Community, subject to ORS 660-011-0060(4)</u>	<u>Type II¹⁷</u>	<u>Type II¹⁷</u>
Schools , subject to Section 805	C	C
Signs , subject to Section 1010	A ⁴⁷¹⁸	A ⁴⁷¹⁸
Surface Mining , subject to Section 818	X	X
Telephone Exchanges	C ⁵	C ⁵
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A
Temporary Buildings for Uses Incidental to Construction Work. Such buildings shall be removed upon completion or abandonment of the construction work.	A	A
Transit Park-and-Rides	P	P
Transfer Stations , subject to Section 819	C	C
Utility Carrier Cabinets , subject to Section 830	P,C ⁴⁸¹⁹	P,C ⁴⁸¹⁹
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1	See Table 835-1

- ¹ An accessory kitchen is permitted only in a detached single-family dwelling or a manufactured dwelling. Only one accessory kitchen is permitted in each single-family dwelling or manufactured dwelling.
- ² The limited use is permitted subject to the following criteria:

 - a. The use shall be incidental to a primary use.
 - b. The use shall be provided for as an integral part of the general plan of the development.
 - c. The use shall not, by reason of its location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the MRR District or create traffic congestion or hazards to vehicular or pedestrian traffic.
- ³ Except as allowed by Subsection 317.05 or Section 1204, *Temporary Permits*, each lot of record may be developed with only one of the following: attached single-family dwelling, detached single-family dwelling, or manufactured home.
- ⁴ Attached single-family dwellings are permitted on a maximum of 100 percent of the lots in a planned unit development and a maximum of 20 percent of the lots in a subdivision that is not a planned unit development.
- ⁵ Uses similar to this may be authorized pursuant to Section 106.
- ⁶ A use may be permitted as a home occupation, subject to Section 822, *Home Occupations*, even if such use is also identified in another use listing in Table 317-1.
- ⁷ Also permitted are associated convention facilities.
- ⁸ A new hotel or motel in Rhododendron shall be limited to a maximum of 35 units. A new hotel or motel in Government Camp shall be limited to a maximum of 100 units.
- ⁹ Only level three and four mobile vending units are permitted.
- ¹⁰ Public utility facilities shall not include shops, garages, or general administrative offices.
- ¹¹ The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- ¹² This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- ¹³ Any principal building or swimming pool shall be located a minimum of 30 feet from any other lot in a residential zoning district.
- ¹⁴ Any principal building, swimming pool, or use shall be located a minimum of 45 feet from any other lot in a residential zoning district.

- ¹⁵ Recyclable drop-off sites are permitted only if accessory to an institutional use.
- ¹⁶ The use is subject to the following standards and criteria:
- a. The use shall be located in a planned unit development (PUD) with a minimum of 100 dwelling units. -No building permit for the use shall be issued until a minimum of 100 dwelling units are constructed within the PUD.
 - b. The area occupied by all uses subject to Note 15 and located in a single PUD, including their parking, loading, and maneuvering areas, shall not exceed a ratio of one-half acre per 100 dwelling units in the PUD.
 - c. The use shall be an integral part of the general plan of development for the PUD and provide facilities related to the needs of residents of the PUD.
 - d. The use shall be located, designed, and operated to efficiently serve frequent trade and service needs of residents of the PUD and not persons residing elsewhere.
 - e. The use shall not, by reason of its location, construction, manner or hours of operation, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the PUD.
- ¹⁷ The use is limited to sewer systems designed and constructed so that their capacity does not exceed the minimum necessary to serve the area within the boundaries described under ORS 660-011-0060(4)(b)(B), except for urban reserve areas as provided under OAR 660-021-0040(6). The use is limited to sewer systems that: are designed and constructed so that their capacity does not exceed the minimum necessary to serve the area within the boundaries described under ORS 660-011-0060(4)(b)(B), except for urban reserve areas as provided under OAR 660-021-0040(6); and do not serve any uses other than those existing or allowed in the identified service area on the date the sewer system is approved.
- ⁴⁷¹⁸ Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- ⁴⁸¹⁹ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 317-2: Dimensional and Building Design Standards in the MRR and HR Districts

Standard	MRR	HR
District Land Area for Calculating Density Pursuant to Section 1012	See Table 317-3	10,890 square feet
Minimum Front Setback	15 feet, except 20 feet to garage and carport motor vehicle entries ¹	15 feet, except 20 feet to garage and carport motor vehicle entries ²
Minimum Rear Setback	10 feet ^{3,4,5,6}	15 feet ^{3,4}
Minimum Side Setback	10 feet ^{3,4,5,6}	5 feet ^{3,4}
Maximum Lot Coverage	None	40 percent ⁷
Maximum Building Height	40 feet ^{8,9}	40 feet ⁸
Minimum Building Separation above 3,500 Feet in Elevation	20 feet between buildings with contiguous snow slide areas	20 feet between buildings with contiguous snow slide areas
Maximum Building Floor Space per Commercial Use	4,000 square feet, except 8,000 square feet in Government Camp ¹⁰	4,000 square feet, except 8,000 square feet in Government Camp ¹⁰
Building Design Standards for Single-Family Dwellings and Manufactured Homes ¹¹	A minimum of three of the following features are required: a covered porch at least two feet deep; an entry area recessed at least two feet from the exterior wall to the door; a bay or bow window (not flush with the siding); an offset on the building face of at least 16 inches from one exterior wall surface to the other; a dormer; a gable; roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls; a roofline offset of at least 16 inches from the top surface of one roof to the top surface of the other; an attached garage; orientation of the long axis and front door to a street; a cupola; a tile, shake, or composition roof; and horizontal lap siding. The required features must be on the same façade as the front door unless the feature is unrelated to a façade (e.g., roofing material).	

¹ In Government Camp, the minimum front setback is 10 feet, except 20 feet to garage and carport motor vehicle entries.

- 2 For a corner lot in Government Camp, one of the minimum front setbacks is 10 feet, except 20 feet to garage and carport motor vehicle entries.
- 3 If the lot line abuts a national forest, there is no minimum setback. -If Note 3 and Note 4 conflict, Note 3 prevails.
- 4 In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat.
- 5 Except as established by Note 3, 4, or 6, if a rear lot line or a side lot line abuts an HR District or abuts a lot in the MRR District developed with a single-family dwelling or a manufactured home, the applicable minimum setback standard for a building is based on the height of that building, as follows:

Building Height	Minimum Setback
≤ 20 feet	10 feet
> 20 feet and ≤ 30 feet	15 feet
> 30 feet and ≤ 40 feet	20 feet
> 40 feet and ≤ 50 feet	25 feet
> 50 feet	30 feet

- 6 The minimum rear and side setback standards applicable in the HR District apply to detached single-family dwellings and manufactured homes, as well as to structures that are accessory to such detached single-family dwellings and manufactured homes. -The minimum side setback standard applicable in the HR District applies to attached single-family dwellings, as well as to structures that are accessory to such attached single-family dwellings.
- 7 Maximum lot coverage is 50 percent for a lot of record that is developed with an attached single-family dwelling.
- 8 The maximum building height may be increased to 50 feet to accommodate understructure parking.
- 9 For a hotel in Government Camp, the maximum building height shall be 70 feet and may be increased to 87.5 feet to accommodate understructure parking or to preserve natural features or views.
- 10 No maximum applies to hotels and motels; uses authorized under Oregon Statewide Planning Goals 3 and 4; and uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.

- ¹¹ These building design standards do not apply to temporary dwellings approved pursuant to Section 1204, *Temporary Permits*.

Table 317-3: District Land Area Standards in the MRR District

Location/Dwelling Unit Size	District Land Area
Government Camp	
Dwelling unit of any size	1,980
Rhododendron	
Dwelling unit of 1200 square feet or greater	10,890
Dwelling unit of 1000 to 1199 square feet	8,712
Dwelling unit of 800 to 999 square feet	7,260
Dwelling unit of 600 to 799 square feet	5,445
Dwelling unit of 400 to 599 square feet	3,630
Dwelling unit of less than 400 square feet	1,980
Wemme/Welches	
Dwelling unit of 1200 square feet or greater	7,260
Dwelling unit of 1000 to 1199 square feet	6,223
Dwelling unit of 800 to 999 square feet	5,445
Dwelling unit of 600 to 799 square feet	4,356
Dwelling unit of 400 to 599 square feet	3,111
Dwelling unit of less than 400 square feet	1,361

[Added by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-269, 9/6/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 401, *Exclusive Farm Use District (EFU)*

1. Repeal an outdated and unused reference to “NA2” uses (e.g., those not allowed except as set forth in ZDO Subsections 401.05(J)(1) or 401.05(J)(2) and (3)).
2. Correct the citations to applicable ZDO criteria for expansion of a public or private schools, and provide for expansion buildings essential to their operation consistent with Oregon Revised Statutes (ORS) 215.135.
3. Make criteria for dwellings approved pursuant to ZDO Subsections 401.05(C)(8) and (9) (i.e., for “160 acre test” and “capability test” dwellings) consistent with statute.
4. Relocate to Subsection 401.08, *Land Divisions*, and to Section 1107, *Property Line Adjustments*, existing prohibitions on separating an accessory dwelling from the farm use property through a land division or property line adjustment.
5. Repeal redundant language.
6. Provide consistency in spacing.

401 EXCLUSIVE FARM USE DISTRICT (EFU)

401.01 PURPOSE

Section 401 is adopted to implement the policies of the Comprehensive Plan for Agriculture areas.

401.02 APPLICABILITY

Section 401 applies to land in the Exclusive Farm Use (EFU) District.

401.03 DEFINITIONS

Unless specifically defined in Subsection 401.03 or in Section 202, *Definitions*, words or phrases used in Section 401 shall be interpreted to give them the same meaning as they have in common usage and to give Section 401 its most reasonable application.

- A. Accessory Farm Dwelling: Includes all types of residential dwellings allowed by the applicable state building code and the number of dwelling units is determined by a land use decision.
- B. Agricultural Land: As defined in Oregon Administrative Rules (OAR) 660-33-0020.
- C. Biofuel: As defined in Oregon Revised Statutes (ORS) 315.141.
- D. Commercial Farm: A farm unit with all of the following characteristics:
 - 1. The land is used for the primary purpose of obtaining a profit in money from farm use;
 - 2. The net income derived from farm products is significant; and
 - 3. Products from the farm unit contribute substantially to the agricultural economy, to agricultural processors, and to farm markets.
- E. Date of Creation and Existence: When a lot of record or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot of record or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot of record or tract.
- F. Dwelling: Unless otherwise provided in Section 401, a dwelling is a detached single-family dwelling or a manufactured dwelling.
- G. Facility for the Processing of Farm Products: A facility or establishment for:

1. Processing farm crops, including the production of biofuel, if at least one-quarter of the farm crops come from the farm operation containing the facility; or
 2. Slaughtering, processing, or selling poultry or poultry products from the farm operation containing the facility and consistent with the licensing exemption for a person under ORS 603.038(2).
- H. Farm Operator: A person who resides on and actively manages a “farm unit”.
- I. Farm Unit: The contiguous and noncontiguous tracts within the County or a contiguous county held in common ownership and used by the farm operator for farm use.
- J. Farm Use: As defined in ORS 215.203.
- K. Golf Course: As defined in OAR 660-033-0130(20).
- L. High Value Farmland: As defined in ORS 215.710 and OAR 660-033-0020(8).
- M. Irrigated: Agricultural land watered by an artificial or controlled means, such as sprinklers, furrows, ditches, or spreader dikes. An area or tract is “irrigated” if it is currently watered, or has established rights to use water for irrigation, including such tracts that receive water for irrigation from a water or irrigation district or other provider. An area or tract within a water or irrigation district that was once irrigated shall continue to be considered “irrigated” even if the irrigation water was removed or transferred to another tract.
- N. Low Value Farmland: All land not defined as High Value Farmland in ORS 215.710 and OAR 660-033-0020(8).
- O. Noncommercial Farm: A parcel where all or part of the land is used for production of farm products for use or consumption by the owners or residents of the property, or which provides insignificant income.
- P. Owner: For purposes of a lot of record dwelling, owner includes the spouses in a marriage, son, daughter, parent, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, parent-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent, or grandchild of the owner, or a business entity owned by any one or a combination of these family members.
- Q. Ownership: Holding fee title to a lot of record, except in those instances when the land is being sold on contract, the contract purchaser shall be deemed to have ownership. Ownership shall include all contiguous lots of record meeting this definition.

- R. Private Park: Land that is used for low impact casual recreational uses such as picnicking, boating, fishing, swimming, camping, and hiking or nature oriented recreational uses such as viewing and studying nature and wildlife habitat and may include play areas and accessory facilities that support the activities listed above but does not include tracks for motorized vehicles or areas for target practice or the discharge of firearms.
- S. Processing Area: The floor area of a building dedicated to farm product processing, not including the floor area designated for preparation, storage, or other farm use.
- T. Relative: For purposes of a Temporary Dwelling for Care, relative means a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew, or first cousin.
- U. Tract: One or more contiguous lots of record under the same ownership, including lots of record divided by a county or public road, or contiguous at a common point. Lots of record divided by a state highway are not considered contiguous.

401.04 USES PERMITTED

Uses permitted in the EFU District are listed in Table 401-1, *Permitted Uses in the EFU District*.

A. As used in Table 401-1:

1. “A” means the use is allowed.
2. “Type I” means the use requires review of a Type I application, pursuant to Section 1307, *Procedures*.
3. “Type II” means the use requires review of a Type II application, pursuant to Section 1307, *Procedures*.
4. “Type III” means the use requires review of a Type III application, pursuant to Section 1307, *Procedures*.
5. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
6. The “Subject To” column identifies any specific provisions of Subsection 401.05 to which the use is subject.
7. “N” means not applicable.

8. “*NA¹” means the use is not allowed except as set forth in Subsection 401.05(J)(1).
- ~~9. “*NA²” means the use is not allowed except as set forth in Subsection 401.05(J)(1) or 401.05(J)(2) and (3).~~
- ~~109.~~ “HV” means High Value Farmland.
- ~~110.~~ “LV” means Low Value Farmland.
- ~~1211.~~ Numbers in superscript correspond to the notes that follow Table 401-1.
- B. Permitted uses are subject to the applicable provisions of Subsection 401.07; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

Table 401-1: Permitted Uses in the EFU District

	HV	LV	Use	Subject To
FARM AND FOREST USES	A	A	Propagation or harvesting of a forest product.	
	A	A	Farm use as defined in Oregon Revised Statutes (ORS) 215.203. Marijuana production is subject to Section 841.	
	A	A	Other buildings customarily provided in conjunction with farm use.	
	TYPE II	TYPE II	A facility for the processing of farm products. Marijuana processing is subject to Section 841. ¹	401.05(B)(1) & (2)
	C	C	A facility for the primary processing of forest products.	401.05(B)(3)
	HV	LV	Use	Subject To
NATURAL RESOURCE USES	A	A	Creation of, restoration of, or enhancement of wetlands.	
	TYPE II	TYPE II	The propagation, cultivation, maintenance, and harvesting of aquatic species that are not under the jurisdiction of the Oregon Fish and Wildlife Commission.	401.05(A)(1)
	HV	LV	Use	Subject To
RESIDENTIAL USES	A	A	Uses and structures customarily accessory and incidental to a dwelling, only if a lawfully established dwelling exists.	
	A	A	Alteration or restoration of a lawfully established dwelling.	401.05(C)(1)
	TYPE II	TYPE II	Replacement of a lawfully established dwelling.	401.05(A)(3) & (C)(1)
	TYPE II	TYPE II	Replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in a County inventory as historic property and listed on the National Register of Historic Places. ²	401.05(A)(3)
	N	TYPE II	Lot of record dwelling on Low Value Farmland.	401.05(A)(2), (3), (4) & (C)(2)
	TYPE II	N	Lot of record dwelling on Class III or IV High Value Farmland.	401.05(A)(2), (3), (4) & (C)(3)
	TYPE III	N	Lot of record dwelling on Class I or II High Value Farmland.	401.05(A)(2), (3), (4) & (C)(4)
	TYPE II	N	Dwelling customarily provided in conjunction with a farm use on High Value Farmland. ²	401.05(A)(3) & (C)(5)
	N	TYPE II	Dwelling customarily provided in conjunction with a farm use on Low Value Farmland. ²	401.05(A)(3) & (C)(6)
	TYPE II	TYPE II	Dwelling customarily provided in conjunction with a commercial dairy farm.	401.05(A)(3) & (C)(7)
	N	TYPE II	160 acre test for a dwelling. ²	401.05(A)(3), (4) & (C)(8)
	N	TYPE II	Capability test for a dwelling. ²	401.05(A)(3), (4) & (C)(9)

RESIDENTIAL USES (cont.)	TYPE II	TYPE II	A single-family dwelling not provided in conjunction with farm use; a nonfarm dwelling.	401.05(A)(3), (4) & (C)(10)
	TYPE II	TYPE II	Relative farm help dwelling. ²	401.05(A)(3) & (C)(11)
	TYPE II	TYPE II	Accessory dwelling in conjunction with farm use. ²	401.05(A)(3) & (C)(12)
	TYPE II	TYPE II	Dwelling on Low or High Value Farmland to be operated by a different farm operator on at least 80 acres. ²	401.05(A)(3) & (C)(13)
	TYPE II	TYPE II	Temporary dwelling for care, subject to Subsection 1204.04.	401.05(A)(1), (3) & (C)(14)
	TYPE II	TYPE II	Room and board arrangements for a maximum of five unrelated persons in existing dwellings.	401.05(A)(1) & (3)
	TYPE II	TYPE II	Residential home as defined in ORS 197.660, in existing dwellings.	401.05(A)(1) & (3)
HV LV Use Subject To				
COMMERCIAL USES	A	A	Family child care home.	
	A	A	Dog training classes.	401.05(D)(8)
	A	A	Dog testing trials.	401.05(D)(9)
	TYPE I	TYPE I	A license for an approved cider business, farm brewery, or winery to carry out the first six days of the 18-day limit for agri-tourism and other commercial events, subject to: ORS 215.451(6)(a) for a cider business; ORS 215.449(6)(a) for a farm brewery; and ORS 215.237 and 215.452(6)(a) for a winery.	
	TYPE II	TYPE II	Farm stands	401.05(D)(10)
	TYPE II	TYPE II	Home occupations, subject to Section 822.	401.05(A)(1) & (D)(1)
	TYPE II	TYPE II	A landscape contracting business.	401.05(A)(1) & (D)(2)
	TYPE II	TYPE II	Agri-tourism single event.	401.05(A)(1) & (D)(3)
	TYPE II	TYPE II	Agri-tourism for up to 6 events or activities.	401.05(A)(1) & (D)(4)
	TYPE II	TYPE II	A cider business as described in and subject to ORS 215.451.	
	TYPE II	TYPE II	A farm brewery as described in and subject to ORS 215.449.	
	TYPE II	TYPE II	A winery as described in and subject to ORS 215.452 or 215.453, whichever is applicable, but not a restaurant open more than 25 days per calendar year.	
	TYPE II	TYPE II	A large winery with a restaurant in conjunction with a winery as described in ORS 215.453 that is open to the public for more than 25 days in a calendar year or; agri-tourism or other commercial events in conjunction with a winery as described in ORS 215.453 that occur on more than 25 days in a calendar year.	401.05(A)(1)

COMMERCIAL USES (cont.)	TYPE II	TYPE II	A bed and breakfast facility as a home occupation in association with a cider business, farm brewery, or winery, subject to: ORS 215.448 and ORS 215.451(10) for a cider business; ORS 215.448 and ORS 215.449(10) for a farm brewery; and ORS 215.448 and either ORS 215.452 or 215.453, whichever is applicable, for a winery.	401.05(A)(1) & (D)(5)
	TYPE II	TYPE II	Cider business, farm brewery, or winery agri-tourism or other commercial events for days seven through 18 of the 18-day limit, subject to: 215.451(6)(c) for a cider business; ORS 215.449(6)(c) for a farm brewery; and ORS 215.237 and 215.452(6)(c) for a winery.	
	TYPE II	TYPE II	Equine and equine-affiliated therapeutic and counseling activities. ³	401.05(A)(1) & (D)(11)
	C	C	Home occupation to host events, subject to Section 806.	401.05(A)(1) & (D)(1)
	C	C	Commercial activities in conjunction with farm use that exceed the standards of ORS 215.203(2)(b)(K) or Subsection 401.05(B)(1), such as the processing of farm crops into biofuel. ⁴	401.05(A)(1)
	C	C	Agri-tourism additional events not to exceed 18 events on a minimum of 80 acres.	401.05(A)(1) & (D)(6)
	C	C	An aerial fireworks display business.	401.05(A)(1) & (D)(7)
	C	C	Commercial dog boarding kennels.	401.05(A)(1)
	C	C	Dog training classes or testing trials that cannot be established under Subsection 401.05(D)(8) or (9).	401.05(A)(1)
	A	A	Operations for the exploration for, and production of, geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators, and other customary production equipment for an individual well adjacent to a wellhead. Any activities or construction relating to such operations shall not be a basis for an exception under ORS 197.732(1)(a) or (b).	
	A	A	Operations for the exploration for minerals as defined by ORS 517.750. Any activities or construction relating to such operations shall not be a basis for an exception under ORS 197.732(1)(a) or (b).	
	C	C	Operations conducted for mining, crushing, or stockpiling of aggregate and other mineral and other subsurface resources subject to ORS 215.298.	401.05(A)(1), (E)(1) & (E)(1)(a)

COMMERCIAL USES (cont.)	C	C	Processing as defined by ORS 517.750 of aggregate into asphalt or Portland cement.	401.05(A)(1), (E)(1) & (E)(1)(b)
	C	C	Processing of other mineral resources and other subsurface resources.	401.05(A)(1), (E)(1) & (E)(1)(c)
	C	C	Operations conducted for mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted under Section 401.	401.05(A)(1), (E)(1) & (E)(1)(d)
	HV	LV	Use	Subject To
TRANSPORTATION USES	A	A	Climbing and passing lanes within the right of way existing as of July 1, 1987.	
	A	A	Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right-of-way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.	
	A	A	Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.	
	A	A	Minor betterment of existing public road and highway related facilities such as maintenance yards, weigh stations, and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.	
	TYPE II	TYPE II	Parking of no more than seven log trucks, subject to ORS 215.311	401.05(A)(1)
	TYPE II	TYPE II	Construction of additional passing and travel lanes requiring the acquisition of right-of-way but not resulting in the creation of new land parcels.	401.05(A)(1)
	TYPE II	TYPE II	Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.	401.05(A)(1)

TRANSPORTATION USES (cont.)	A	A	Minor betterment of existing public road and highway related facilities such as maintenance yards, weigh stations, and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.	
	TYPE II	TYPE II	Parking of no more than seven log trucks, subject to ORS 215.311	401.05(A)(1)
	TYPE II	TYPE II	Construction of additional passing and travel lanes requiring the acquisition of right-of-way but not resulting in the creation of new land parcels.	401.05(A)(1)
	TYPE II	TYPE II	Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.	401.05(A)(1)
	TYPE II	TYPE II	Improvement of public road and highway related facilities, such as maintenance yards, weigh stations, and rest areas, where additional property or right-of-way is required but not resulting in the creation of new land parcels.	401.05(A)(1)
	C	C	Roads, highways and other transportation facilities, and improvements not otherwise allowed under Section 401.	401.05(F)(1)
	C	C	Personal-use airports for airplanes and helicopter pads, including associated hangar, maintenance, and service facilities.	401.05(A)(1) &(F)(2)
	C	C	Transportation improvements on rural lands, subject to Oregon Administrative Rules (OAR) 660-012-0065.	
	HV	LV	Use	Subject To
UTILITY AND SOLID WASTE DISPOSAL FACILITY USES	A	A	Irrigation reservoirs, canals, delivery lines, and those structures and accessory operational facilities, not including parks or other recreational structures and facilities, associated with a district as defined in ORS 540.505.	
	A	A	Solar energy system as an accessory use.	
	A	A	Rainwater collection systems as an accessory use.	
	A	A	Electric vehicle charging stations for residents and their non-paying guests.	
	A	A	Meteorological towers.	
	See Table 835-1	See Table 835-1	The following types of wireless telecommunication facilities, subject to Section 835: level one collocations, level one placements on utility poles, and, provided that the wireless telecommunication facility includes a transmission tower over 200 feet in height, level two collocations.	
	A	A	Utility facility service lines. Utility facility service lines are utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and are located on one or more of the following: a public	

			right-of-way; land immediately adjacent to a public right-of-way provided the written consent of all adjacent property owners has been obtained; and/or the property to be served by the utility.	
	HV	LV	Use	Subject To
UTILITY AND SOLID WASTE DISPOSAL FACILITY USES (cont.)	TYPE II	TYPE II	Essential public communication services, as defined in Section 835, if they include a new transmission tower over 200 feet in height.	401.05(A)(1)
	TYPE II	TYPE II	Utility facilities necessary for public service, including associated transmission lines as defined in ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height. This category includes wireless telecommunication facilities not otherwise listed in Table 401-1, <i>Permitted Uses in the EFU District</i> .	401.05(G)(2)
	TYPE II	TYPE II	Composting operations and facilities that are accepted farm practices in conjunction with and auxiliary to farm use on the subject tract.	401.05(G)(3)
	*NA ⁴	C	Composting operations and facilities (other than those that are accepted farm practices in conjunction with and auxiliary to farm use on the subject tract), subject to Section 834.	401.05(A)(1)
	C	C	Transmission towers over 200 feet in height. Essential public communication services, as defined in Section 835, are excluded from this category, and towers supporting other types of wireless telecommunication facilities are subject to Section 835.	401.05(A)(1)
	C	C	Commercial utility facilities for the purpose of generating power for public use by sale, not including wind or photovoltaic solar power generation facilities or renewable energy facilities as defined in ORS 215.446.	401.05(A)(1) & (G)(4)
	C	C	Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, subject to OAR 660-033-0130(37).	401.05(A)(1)
	C	C	Photovoltaic solar power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, subject to OAR 660-033-0130(38).	401.05(A)(1)
	C	C	Renewable energy facilities as defined in and subject to ORS 215.446.	401.05(A)(1)
	*NA ⁴	C	A site for the disposal of solid waste approved by the governing body of a city or county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities, or buildings necessary for its operation.	401.05(A)(1)

	HV	LV	Use	Subject To
PARKS, PUBLIC, AND QUASI-PUBLIC USES	A	A	Land application of reclaimed water, agricultural process or industrial process water, or biosolids for agricultural, horticultural, or forest production, or for irrigation in connection with a use allowed in the EFU zoning district, subject to the issuance of a license, permit, or other approval by the Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053, or 468B.055, or in compliance with rules adopted under ORS 468B.095.	
	A	A	Onsite filming and activities accessory to onsite filming for 45 days or less.	
	TYPE II	TYPE II	A site for the takeoff and landing of model aircraft, including such buildings or facilities as may reasonably be necessary.	401.05(H)(1)
	TYPE II	TYPE II	Public parks and playgrounds.	401.05(A)(1), (5) & (H)(2)
	TYPE II	TYPE II	Fire service facilities providing rural fire protection services.	
	TYPE II	TYPE II	Community centers.	401.05(A)(1), (5) & (H)(3)
	TYPE II	TYPE II	Living history museum.	401.05(A)(1), (5) & (H)(4)
	TYPE II	TYPE II	Firearms training facility as provided in ORS 197.770(2).	401.05(A)(5)
	TYPE II	TYPE II	Expansion of existing county fairgrounds and activities directly relating to county fairgrounds governed by county fair boards established pursuant to ORS 565.210.	401.05(A)(1)
	TYPE II	TYPE II	A county law enforcement facility that lawfully existed on August 20, 2002, and is used to provide rural law enforcement services primarily in rural areas, including parole and post-prison supervision, but not including a correctional facility as defined under ORS 162.135.	401.05(A)(1)
	*NA4	TYPE II	Churches and cemeteries in conjunction with churches, consistent with ORS 215.441, which does not include private or parochial school education for prekindergarten through grade 12 or higher education.	401.05(A)(5)
	C	C	Operations for the extraction and bottling of water.	401.05(A)(1)
	C	C	Onsite filming and activities accessory to onsite filming for more than 45 days as provided for in ORS 215.306.	401.05(A)(1)
	*NA4	C	Public or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located.	401.05(A)(1) & (5)

PARKS, PUBLIC, AND QUASI-PUBLIC USES (cont.)	TYPE II	TYPE II	Expansion of a public or private secondary school established on or before January 1, 2009, <u>or expansion of buildings essential to the operation of a public or private school established on or before January 1, 2009.</u>	401.05(J)(4 <u>2</u>) & (2 <u>3</u>)
	*NA ¹	C	Private parks, playgrounds, hunting and fishing preserves, and campgrounds.	401.05(A)(1), (5) & (H)(5)
	*NA ¹	C	Golf courses.	401.05(A)(1), (5) & (H)(6)
	HV	LV	Use	Subject To
OUTDOOR GATHERINGS	A	A	An outdoor mass gathering or other gathering described in ORS 197.015(10)(d).	401.05(l)(1)
	TYPE III	TYPE III	Any outdoor gathering subject to review of the Planning Commission under ORS 433.763.	401.05(l)(2)

- ¹ The processing, compounding, or conversion of marijuana into cannabinoid extracts is prohibited.
- ² Farming of a marijuana crop shall not be used to demonstrate compliance with the approval criteria for a dwelling. (See ORS 475B.526.)
- ³ The use is prohibited in an urban or rural reserve established pursuant to OAR chapter 660, division 27.
- ⁴ A commercial activity carried on in conjunction with a marijuana crop is prohibited. (See ORS 475B.526.)

401.05 APPROVAL CRITERIA FOR SPECIFIC USES

The following criteria apply to some of the uses listed in Table 401-1, *Permitted Uses in the EFU District*. The applicability of a specific criterion to a listed use is established by Table 401-1.

A. General Criteria

1. Uses may be approved only where such uses:
 - a. Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - b. Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

2. The Natural Resources Conservation Service (NRCS) Web Soil Survey for Clackamas County shall be used to determine the soil classification and soil rating for a specific lot of record for a dwelling, with the following exception:
 - a. For purposes of evaluating a lot of record dwelling application on high value farmland, the applicant may submit a report from a professional soils classifier whose credentials are acceptable to the Oregon Department of Agriculture that the soil class, soil rating or other soil designation should be changed; and submits a statement from the Oregon Department of Agriculture that the Director of Agriculture or the director's designee has reviewed the report and finds the analysis in the report to be soundly and scientifically based.
3. The landowner for the dwelling shall sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under Oregon Revised Statutes (ORS) 30.936 or 30.937.
4. An approval to construct a dwelling may be transferred to any other person after the effective date of the land use decision.
5. No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and Oregon Administrative Rules (OAR) chapter 660, division 4, or unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.
 - a. Any enclosed structures or group of enclosed structures described in Subsection 401.05(A)(5) within a tract must be separated by at least one-half mile. For purposes of Subsection 401.05(A)(5), "tract" means a tract as defined by Subsection 401.03(T) that was in existence as of June 17, 2010.
 - b. Existing facilities wholly within a farm use zone may be maintained, enhanced, or expanded on the same tract, subject to other requirements of law, but enclosed existing structures within a farm use zone within three miles of an urban growth boundary may not be expanded beyond the requirements of Subsection 401.05(A)(5).

B. Farm and Forest Uses

1. A facility for the processing of farm products shall:

- a. Use less than 10,000 square feet for its processing area and comply with all applicable siting standards, but the standards may not be applied in a manner that prohibits the siting of the processing facility or establishment; or
 - b. Notwithstanding any applicable siting standard, use less than 2,500 square feet for its processing area.
2. Any division of a lot of record that separates a facility for the processing of farm products from the farm operation on which it is located is prohibited.
 3. A facility for the primary processing of forest products shall not seriously interfere with accepted farm practices and shall be compatible with farm uses described in ORS 215.203(2). Such facility may be approved for a one-year period that is renewable and is intended to be only portable or temporary in nature. The primary processing of a forest product, as used in Subsection 401.05(B)(3), means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products as used in Subsection 401.05(B)(3) means timber grown upon a tract where the primary processing facility is located.

C. Residential Uses

1. A lawfully established dwelling may be altered, restored or replaced if:
 - a. When an application is submitted, the County finds to its satisfaction, based on substantial evidence, that the dwelling to be altered, restored or replaced has, or formerly had:
 - i. Intact exterior walls and roof structure;
 - ii. Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - iii. Interior wiring for interior lights; and
 - iv. A heating system; and
 - b. A dwelling to be replaced meets one of the following conditions:
 - i. If the dwelling was removed, destroyed or demolished, the dwelling's tax lot does not have a lien for delinquent ad valorem taxes and any removal, destruction or demolition occurred on or after January 1, 1973;
 - ii. If the dwelling is currently in such a state of disrepair that the dwelling is unsafe for occupancy or constitutes an attractive nuisance, the

dwelling's tax lot does not have a lien for delinquent ad valorem taxes;
or

- iii. A dwelling not described in Subsection 401.05(C)(1)(b)(i) or 401.05(C)(1)(b)(ii) was assessed as a dwelling for purposes of ad valorem taxation for the previous five property tax years; or from the time when the dwelling was erected upon or affixed to the land and became subject to assessment as described in ORS 307.010.
- c. For replacement of a lawfully established dwelling:
 - i. The dwelling to be replaced must be removed, demolished or converted to an allowable nonresidential use: within one year from the date the replacement dwelling is certified for occupancy pursuant to ORS 455.055; or, if the dwelling to be replaced is in such a state of disrepair that the structure is unsafe for occupancy or constitutes an attractive nuisance, the dwelling to be replaced must be removed within 90 days from the date a replacement permit is issued; and
 - ii. The applicant must cause to be recorded in the deed records of the County a statement that the dwelling to be replaced has been removed, demolished or converted.
 - d. As a condition of approval, if the dwelling to be replaced is located on a portion of the lot of record that is not zoned EFU, the applicant shall execute and cause to be recorded in the deed records a deed restriction prohibiting the siting of another dwelling on that portion of the lot of record. The restriction imposed is irrevocable unless the planning director, or the director's designee, places a statement of release in the deed records of the County to the effect that the provisions of 2019 Oregon Laws, chapter 440, section 1 and ORS 215.283 regarding replacement dwellings have changed to allow the lawful siting of another dwelling.
 - e. A replacement dwelling under Subsection 401.05(C) must comply with applicable building codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to siting at the time of construction. However, the standards may not be applied in a manner that prohibits the siting of the replacement dwelling.
 - f. The replacement dwelling must be sited on the same lot or parcel:
 - i. Using all or part of the footprint of the replaced dwelling or near a road, ditch, river, property line, forest boundary or another natural boundary of the lot of record; and

- ii. If possible, for the purpose of minimizing the adverse impacts on resource use of land in the area, within a concentration or cluster of structures or within 500 yards of another structure.
 - g. If an applicant is granted a deferred replacement permit, the deferred replacement permit does not expire but, notwithstanding Subsection 401.05(C)(1)(c)(i), the permit becomes void unless the dwelling to be replaced is removed or demolished within three months after the deferred replacement permit is issued; and the deferred replacement permit may not be transferred, by sale or otherwise, except by the applicant to the spouse or a child of the applicant.
2. Lot of record dwelling when determined to be located on Low Value Farmland, subject to the following criteria:
- a. The lot of record on which the dwelling will be sited was lawfully created prior to January 1, 1985.
 - b. The lot of record has been under the continuous ownership of the present owner who either,
 - i. Acquired the lot of record prior to January 1, 1985, or
 - ii. Acquired the lot of record by devise or intestate succession from a person or persons who had continuously owned the property since January 1, 1985.
 - c. The tract on which the dwelling will be sited does not include a dwelling;
 - d. The lot of record on which the dwelling will be sited was not part of a tract that contained a dwelling on November 4, 1993.
 - e. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged Comprehensive Plan, this Ordinance and other provisions of law.
 - f. When the lot of record on which the dwelling will be sited is part of a tract, all remaining portions of the common ownership shall remain in common ownership as long as the dwelling remains as approved.
 - g. The dwelling either will not seriously interfere with the preservation of big game winter range areas identified on Comprehensive Plan Map III-2, *Scenic and Distinctive Resource Areas*, or can be adequately mitigated. Estimated impacts and appropriate mitigation measures shall be submitted by the applicant and based on the best available data and assessment methods from the appropriate agency. The Oregon Department of Fish and

Wildlife (ODFW) suggests to the County that in the absence of mitigation measures, winter range is seriously impacted by residential densities which exceed one unit per 80 acres or one unit per 40 acres, if clustered within 200 feet.

3. Lot of record dwelling when determined to be located on High Value Farmland consisting predominantly of Class III and IV Soil, subject to the following criteria:
 - a. The lot of record on which the dwelling will be sited was lawfully created prior to January 1, 1985.
 - b. The lot of record has been under the continuous ownership of the present owner who either,
 - i. Acquired the lot of record prior to January 1, 1985, or
 - ii. Acquired the lot of record by devise or intestate succession from a person or persons who had continuously owned the property since January 1, 1985.
 - c. The tract on which the dwelling will be sited does not include a dwelling.
 - d. The lot of record on which the dwelling will be sited was not part of a tract that contained a dwelling on November 4, 1993.
 - e. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged Comprehensive Plan, this Ordinance and other provisions of law.
 - f. When the lot of record on which the dwelling will be sited is part of a tract, all remaining portions of the common ownership land shall remain in common ownership as long as the dwelling remains as approved.
 - g. The tract is no more than 21 acres.
 - h. The tract is bordered on at least 67 percent of its perimeter by tracts that are smaller than 21 acres, and at least two such tracts had dwellings on January 1, 1993; or, the tract is bordered on at least 25 percent of its perimeter by tracts that are smaller than 21 acres, and at least four dwellings existed on January 1, 1993, within one-quarter mile of the center of the subject tract. Up to two of the four dwellings may lie within an urban growth boundary, but only if the subject tract abuts an urban growth boundary.

- i. The dwelling either will not seriously interfere with the preservation of big game winter range areas identified on Comprehensive Plan Map III-2, *Scenic and Distinctive Resource Areas*, or the impacts can be adequately mitigated so as not to interfere. Estimated impacts and appropriate mitigation measures shall be submitted by the applicant and based on the best available data and assessment methods from the appropriate agency. ODFW suggests to the County that in the absence of impact mitigation measures, winter range is seriously considered impacted by residential densities which exceed one unit per 80 acres or one unit per 40 acres, if clustered within 200 feet.
4. Lot of record dwelling when determined to be located on High Value Farmland consisting predominantly of Prime, Unique, Class I or II Soils, subject to the following criteria:
 - a. The lot of record on which the dwelling will be sited was lawfully created prior to January 1, 1985.
 - b. The lot of record has been under the continuous ownership of the present owner who either,
 - i. Acquired the lot of record prior to January 1, 1985, or
 - ii. Acquired the lot of record by devise or intestate succession from a person or persons who had continuously owned the property since January 1, 1985.
 - c. The tract on which the dwelling will be sited does not include a dwelling;
 - d. The lot of record on which the dwelling will be sited was not part of a tract that contained a dwelling on November 4, 1993.
 - e. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged Comprehensive Plan, this Ordinance and other provisions of law.
 - f. When the lot of record on which the dwelling will be sited is part of a tract, all remaining portions of the common ownership land shall remain in common ownership as long as the dwelling remains as approved.

- g. The lot of record cannot practicably be managed for farm use, by itself or in conjunction with other land, due to extraordinary circumstances inherent in the land or its physical setting that do not apply generally to other land in the vicinity. Extraordinary circumstances include very steep slopes, deep ravines, rivers, streams, roads, railroads or utility lines or other similar natural or physical barriers that by themselves or in combination, separate the subject property from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms. A parcel that has been put to farm use despite the proximity of a natural barrier or since the placement of a physical barrier shall be presumed manageable for farm use.
 - h. The dwelling will not materially alter the stability of the overall land use pattern in the area.
 - i. The dwelling either will not seriously interfere with the preservation of big game winter range areas identified on Comprehensive Plan Map III-2, *Scenic and Distinctive Resource Areas*, or can be adequately mitigated. (Estimated impacts and appropriate mitigation measures shall be submitted by the applicant and based on the best available data and assessment methods from the appropriate agency. ODFW suggests to the County that in the absence of mitigation measures, winter range is seriously impacted by residential densities which exceed one unit per 80 acres or one unit per 40 acres, if clustered within 200 feet).
5. Dwelling in conjunction with a farm use on High Value Farm Land: A primary farm dwelling for the farm operator may be allowed subject to the following criteria:
- a. The subject tract is currently employed in farm use on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years;
 - b. Lots of record in Eastern Oregon shall not be used to qualify a dwelling under this criterion.
 - c. Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on lands designated for exclusive farm use or for mixed farm/forest use owned by the farm or ranch operator or on the farm or ranch operation.
 - d. The lot of record on which the dwelling will be sited was lawfully created;
 - e. The dwelling will be occupied by a person or persons who produced the commodities which generated the income;

- f. In determining the gross income requirement, the cost of purchased livestock shall be deducted from the total gross annual income attributed to the tract.
 - g. Only gross income from land owned, not leased or rented, shall be counted.
 - h. Gross farm income earned from a lot of record which has been used previously to qualify another lot of record for the construction or siting of a primary farm dwelling may not be used.
 - i. Only a lot of record zoned for farm use in Clackamas County or a contiguous county may be used to meet the gross income requirements.
 - j. An irrevocable deed restriction shall be recorded with the County Clerk's Office acknowledging that all future rights to construct a dwelling on other properties used to qualify the primary farm dwelling is precluded except for accessory farm dwellings, accessory relative farm dwellings, temporary hardship dwelling or replacement dwellings, and that any gross farm income used to qualify the primary farm dwelling cannot be used again to qualify any other parcel for a primary farm dwelling.
6. Dwelling in conjunction with a farm use on Low Value Farmland: A primary farm dwelling for the farm operator may be allowed on low value farmland subject to the following criteria:
- a. The subject tract is currently employed in farm use on which the farm operator earned at least \$40,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years;
 - b. Lots of record in Eastern Oregon shall not be used to qualify a dwelling under this criterion.
 - c. Except seasonal farmworker housing approved prior to 2001, there is no other dwelling on lands designated for exclusive farm use or for mixed farm/forest use owned by the farm or ranch operator or on the farm or ranch operation;
 - d. The lot of record on which the dwelling will be sited was lawfully created;
 - e. The dwelling will be occupied by a person or persons who produced the commodities which generated the income;
 - f. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

- g. Only gross income from land owned, not leased or rented, shall be counted.
 - h. Gross farm income earned from a lot of record which has been used previously to qualify another lot of record for the construction or siting of a primary farm dwelling may not be used.
 - i. Only lots of record zoned for farm use in Clackamas County or a contiguous county may be used to meet the gross income requirements.
 - j. An irrevocable deed restriction shall be recorded with the County Clerk's Office acknowledging that all future rights to construct a dwelling on other properties used to qualify the primary farm dwelling is precluded except for accessory farm dwellings, accessory relative farm dwellings, temporary hardship dwelling or replacement dwellings, and that any gross farm income used to qualify the primary farm dwelling cannot be used to qualify any other parcel for a primary farm dwelling.
7. A dwelling customarily provided in conjunction with a commercial dairy farm, which is a dairy operation that owns a sufficient number of producing dairy animals capable of earning the gross annual income as required by Subsection 401.05(C)(5)(a) or 401.05(C)(6)(a), whichever is applicable, from the sale of fluid milk, if;
- a. The subject tract will be employed as a commercial dairy; and
 - b. The dwelling is sited on the same lot of record as the buildings required by the commercial dairy; and
 - c. Except for a replacement of a lawfully established dwelling, there is no other dwelling on the subject tract; and
 - d. The dwelling will be occupied by a person or persons who will be principally engaged in the operation of the commercial dairy farm, such as the feeding, milking or pasturing of the dairy animals or other farm use activities necessary to the operation of the commercial dairy farm; and
 - e. The building permits, if required, have been issued for and construction has begun for the buildings and animal waste facilities required for a commercial dairy farm; and
 - f. The Oregon Department of Agriculture has approved the following:
 - i. A permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and

- ii. A Producer License for the sale of dairy products under ORS 621.072.
8. 160 acre test, subject to the following criteria:
- a. The parcel on which the dwelling will be located is at least 160 acres.
 - b. The subject tract is currently employed in a farm use.
 - c. The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock at a commercial scale.
 - d. Except ~~as permitted in Subsection 401.05(C)(12)~~ for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract; or
9. Capability test, subject to the following criteria:
- a. The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least \$10,000 in annual gross sales that are located within a study area which includes all tracts wholly or partially within one mile from the perimeter of the subject tract.
 - b. Lots of record in Eastern Oregon shall not be used to qualify a dwelling under this criterion.
 - c. The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in Subsection 401.05(C)(9)(a).
 - d. The subject tract is currently employed for a farm use at a level capable of producing the annual gross sales required in Subsection 401.05(C)(9)(a).
 - e. The subject lot of record on which the dwelling is proposed is not less than 10 acres.
 - f. Except ~~as permitted in Subsection 401.05(C)(12)~~ for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract.
 - g. The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale.

- h. If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by Subsection 401.05(C)(9)(d).
- i. In determining the gross sales capability required by Subsection 401.05(C)(9)(d):
- i. The actual or potential cost of purchased livestock shall be deducted from the total gross sales attributed to the farm or ranch tract;
 - ii. Only actual or potential gross sales from land owned, not leased or rented, shall be counted; and
 - iii. Actual or potential gross farm sales earned from a lot of record that has been used previously to qualify another lot of record for the construction or siting of a primary farm dwelling may not be used.
- j. In order to identify the commercial farm or ranch tracts to be used in Subsection 401.05(C)(9)(a), the gross sales capability of each tract in the study area, including the subject tract, must be determined, using the gross sales figures prepared by the county pursuant to Subsection 401.05(C)(9)(k) as follows:
- i. Identify the study area. This includes all land in the tracts wholly or partially within one mile of the perimeter of the subject tract;
 - ii. Determine for each tract in the study area the number of acres in every land classification from the county assessor's data;
 - iii. Determine the potential earning capability for each tract by multiplying the number of acres in each land class by the gross sales per acre for each land class provided by the Land Conservation and Development Commission pursuant to Subsection 401.05(C)(9)(k). Add these to obtain the potential earning capability for each tract;
 - iv. Identify those tracts capable of grossing at least \$10,000 based on the data generated in Subsection 401.05(C)(9)(j)(iii); and
 - v. Determine the median size and median gross sales capability for those tracts capable of generating at least \$10,000 in annual gross sales to use in Subsections 401.05(C)(9)(a) and 401.05(C)(9)(c).

- k. In order to review a farm dwelling pursuant to Subsection 401.05(C)(9)(a), the county may prepare, subject to review by the director of the Department of Land Conservation and Development, a table of the estimated potential gross sales per acre of each assessor land class (irrigated and nonirrigated) required by 401.05(C)(9)(j). The director shall provide assistance and guidance to the county in preparation of this table. The table shall be prepared as follows:
- i. Determine up to three indicator crop types with the highest harvested acreage for irrigated and for nonirrigated lands in the county using the most recent OSU Extension Service Commodity Data Sheets, Report No. 790, "Oregon County and State Agricultural Estimates," or other USDA/Extension Service documentation;
 - ii. Determine the combined weighted average of the gross sales per acre for the three indicator crop types for irrigated and for nonirrigated lands, as follows: (1) Determine the gross sales per acre for each indicator crop type for the previous five years (i.e., divide each crop type's gross annual sales by the harvested acres for each crop type); (2) Determine the average gross sales per acre for each crop type for three years, discarding the highest and lowest sales per acre amounts during the five-year period; (3) Determine the percentage each indicator crop's harvested acreage is of the total combined harvested acres for the three indicator crop types for the five year period; (4) Multiply the combined sales per acre for each crop type identified under Subsection 401.05(C)(9)(k)(ii)(2) by its percentage of harvested acres to determine a weighted sales per acre amount for each indicator crop; and (5) Add the weighted sales per acre amounts for each indicator crop type identified in Subsection 401.05(C)(9)(k)(ii)(4). The result provides the combined weighted gross sales per acre.
 - iii. Determine the average land rent value for irrigated and nonirrigated land classes in the EFU District according to the annual "income approach" report prepared by the county assessor pursuant to ORS 308A.092; and
 - iv. Determine the percentage of the average land rent value for each specific land rent for each land classification determined in Subsection 401.05(C)(9)(k)(iii). Adjust the combined weighted sales per acre amount identified in Subsection 401.05(C)(9)(k)(ii)(5) using the percentage of average land rent (i.e., multiply the weighted average determined in Subsection 401.05(C)(9)(k)(ii)(5) by the percent of average land rent value from Subsection 401.05(C)(9)(k)(iii)). The result provides the

estimated potential gross sales per acre for each assessor land class that will be provided to the county to be used as explained under Subsection 401.05(C)(9)(j)(iii).

10. Dwelling not in conjunction with a farm use: A dwelling for a nonfarm use may be allowed subject to the following criteria:
 - a. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farm or forest practices on nearby lands devoted to farm or forest use;
 - b. The dwelling will be sited on a lot of record that is predominantly composed of Class IV through Class VIII soils that would not, when irrigated, be classified as prime, unique, Class I or Class II soils;
 - c. The dwelling will be sited on a lot of record lawfully created before January 1, 1993.
 - d. The dwelling shall not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, the County shall consider the cumulative impact of possible new nonfarm dwellings and parcels on other lots of record in the area similarly situated. To address this standard, the following shall be done:
 - i. Identify a study area for the cumulative impacts analysis. The study area shall include at least 2,000 acres or a smaller area not less than 1,000 acres, if the smaller area is a “distinct agricultural area” based on topography, soils types, land use pattern, or the type of farm operations or practices that distinguish it from other adjacent agricultural areas. Findings shall describe the study area, its boundaries, and the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the study area;

- ii. Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture, or grazing lands), the number, location, and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. -Determine the potential number of nonfarm/lot-of-record dwellings that could be approved under Subsections 401.05(C)(2) through (4) and (10), including identification of predominant soil classifications, the parcels created prior to January 1, 1993, and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings under ORS 215.263(4). The findings shall describe the existing land use pattern of the study area, including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings;
 - iii. Determine whether approval of the proposed nonfarm dwelling together with existing nonfarm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.
 - e. The dwelling shall comply with such other conditions as the County considers necessary.
 - f. Prior to Planning Director approval for issuance of a building or manufactured dwelling permit, the applicant shall notify the County Assessor that the lot of record is no longer being used for farmland and; request the County Assessor to disqualify the lot of record for special assessment under ORS 308.370, 308.765, 321.257 to 321.381, 321.730 or 321.815 and; pay any additional tax imposed upon disqualification from special assessment. A lot of record that has been disqualified pursuant to Subsection 401.05(C)(10)(f) shall not requalify for special assessment unless, when combined with another contiguous lot of record, it constitutes a qualifying parcel.
11. Relative farm help dwelling: A relative farm help dwelling for a relative of the farm operator may be allowed subject to the following criteria:
- a. A relative farm help dwelling shall be located on the same lot of record as the dwelling of the farm operator and must be on real property used for farm use;

- b. The accessory farm dwelling shall be located on a lawfully created lot of record;
- c. The accessory farm dwelling shall be occupied by child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin, of the farm operator or the farm operator's spouse, whose assistance in the management and farm use of the existing commercial farming operation, such as planting, harvesting, marketing or caring for livestock, is required by the farm operator.
- d. The farm operator shall continue to play the predominant role in the management and farm use of the farm. A farm operator is a person who operates a farm, doing the work and making the day-to-day decision about such things as planting, harvesting, feeding and marketing.
- e. The size, type, and intensity of the farm operation shall be used to evaluate the need for the dwelling.
- f. The net income derived from the farm products shall be significant and products from the farm unit shall contribute substantially to the agricultural economy, to agricultural processors and farm markets.
- g. There are no other dwellings on the lot of record that are vacant or currently occupied by persons not working on the subject farm unit that could reasonably be used as an accessory farm dwelling.

~~h. Any lot of record land division or property line adjustment which results in the location of any accessory farm dwelling on a lot of record separate from the farm use property for which it has been established is prohibited.~~

12. Accessory dwelling in conjunction with farm use: An accessory farm dwelling for a nonrelative, and their immediate family unless otherwise specified, of the farm operator may be allowed subject to the following criteria:

- a. The accessory farm dwelling shall be occupied by a person or persons who will be principally engaged in the farm use of the land and whose seasonal or year-round assistance in the management of the farm use, such as planting, harvesting, marketing or caring for livestock, is or will be required by the farm operator on the farm unit.
- b. The accessory farm dwelling shall be located on a lawfully created lot of record;
- c. The accessory farm dwelling shall be located:

- i. On the same lot of record as the primary farm dwelling; or
- ii. On the same tract as the primary farm dwelling when the lot of record on which the accessory farm dwelling will be sited is consolidated into a single parcel with all other contiguous lots of record in the tract; or
- iii. On a lot of record on which the primary farm dwelling is not located, when the accessory farm dwelling is a manufactured dwelling and a deed restriction is filed with the County Clerk. The deed restriction shall require the manufactured dwelling to be removed when the lot of record is conveyed to another party. The manufactured dwelling may remain if it is re-approved pursuant to Section 401; or
- iv. On any lot of record, when the accessory farm dwelling is limited to only attached multi-unit residential structures allowed by the applicable state building code or similar types of farmworker housing as that existing on farm operations registered with the Department of Consumer and Business Services, Oregon Occupational Safety and Health Division under ORS 658.750. All accessory farm dwellings approved under Subsection 401.05(C)(12)(c)(iv) shall be removed, demolished, or converted to a nonresidential use when farm worker housing is no longer required.
- v. On a lot of record on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot of record at least the size of the applicable minimum lot size and the lot of record complies with the gross farm income requirements of Subsection 401.05(C)(12)(f)(i) or 401.05(C)(12)(f)(ii), whichever is applicable.
- d. There are no other dwellings on lands designated for exclusive farm use owned by the farm operator that is vacant or currently occupied by persons not working on the subject farm or ranch and that could reasonably be used as an accessory farm dwelling.
- e. All multi-unit accessory dwellings shall be consistent with the intent of the Legislative Assembly as provided in ORS 215.243.
- f. The primary farm dwelling to which the proposed dwelling would be accessory shall meet one of the following:

- i. On Low Value Farmland, the primary farm dwelling is located on a farm operation that is currently employed for farm use, as defined in ORS 215.203, on which the farm operator earned the lower of at least \$40,000 in gross annual income from the sale of farm products or gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the County with the gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon, in each of the last two years or three of the last five years or in an average of three of the last five years, or
- ii. On land identified as High Value Farmland, the primary farm dwelling is located on a farm operation that is currently employed for farm use, as defined in ORS 215.203, on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years or in an average of three of the last five years.
- g. In determining the gross annual income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.
- ~~h. Any proposed land division or property line adjustment of a lot of record for an accessory farm dwelling approved pursuant to Subsection 401.05(C)(12) shall not be approved. If it is determined that an accessory farm dwelling satisfies the requirements for a dwelling in conjunction with a farm use under Subsection 401.05(C)(5) or (6), a parcel may be created consistent with the minimum parcel size requirements in Subsection 401.07(A).~~
- ih. An accessory farm dwelling approved pursuant to Subsection 401.05(C)(12) shall not later be used to satisfy the requirements for a dwelling not provided in conjunction with farm use pursuant to Subsection 401.05(C)(10).
- ji. “Farmworker”, means an individual who, for an agreed remuneration or rate of pay, performs labor, temporarily or on a continuing basis, for a person in the production of farm products, planting, cultivating or harvesting of seasonal agricultural crops; or forestation or reforestation of land, including but not limited to planting, transplanting, tubing, precommercial thinning and thinning of trees or seedlings, the clearing, piling and disposal of brush and slash and other related activities.
- kj. “Farmworker Housing”, means housing limited to occupancy by farmworkers and their immediate families, and no dwelling unit of which is occupied by a relative of the owner or operator of the farmworker housing.

h. “Relative”, for the purposes of Subsection 401.05(C)(12), means an ancestor, lineal descendant, or whole or half sibling of the owner or operator or the spouse of the owner or operator.

m. “Farmworker Housing Owner”, means a person that owns farmworker housing. It does not mean a person whose interest in the farmworker housing is that of a holder of a security interest in the housing.

13. Dwelling in conjunction with a farm use on Low or High Value Farmland, whichever is applicable: A primary farm dwelling for the farm operator may be allowed subject to the following criteria:

- a. Within the previous two years, the applicant owned and operated a different farm or ranch operation that earned the gross farm income as provided in 401.05(C)(5)(a) or 401.05(C)(6)(a), whichever is applicable, in each of the last five years or four of the last seven years.
- b. The subject parcel on which the dwelling will be located is:
 - i. Currently employed for the farm use, that produced in each of the last two years or three of the last five years, or in an average of three of the last five years the gross farm income as provided in 401.05(C)(5)(a) or 401.05(C)(6)(a); and
 - ii. The parcel is at least 80 acres.
- c. Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract.
- d. The dwelling will be occupied by a person or persons who produced the commodities that grossed the income as provided in Subsection 401.05(C)(13)(a).
- e. In determining the gross income the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.
- f. Only gross income from land owned, not leased or rented, shall be counted.

14. One manufactured dwelling, residential trailer, or recreational vehicle, in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident. Within three months of the end of the hardship, the manufactured dwelling, residential trailer, or recreational vehicle shall be removed or demolished. -A temporary residence approved under Subsection 401.05(C)(14) is not eligible for replacement under Subsection 401.05(C)(1) as a permanent dwelling. On-site sewage disposal system review and removal requirements through the Septic and Onsite Wastewater Program also apply.

D. Commercial Uses

1. The home occupation shall not unreasonably interfere with other uses permitted in the EFU zoning district and shall not be used as justification for a zone change.
2. A landscape contracting business, as defined in ORS 671.520, or a business providing landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.
3. A single agri-tourism or other commercial event or activity in a calendar year that is personal to the applicant and is not transferrable by sale of the tract, subject to ORS 215.239, 215.283(4)(a), and (6) and the following:
 - a. Agri-tourism events shall not include any mass gatherings or other outdoor gatherings; and
 - b. Agri-tourism events shall be “incidental and subordinate” to existing farm use on the tract. -Incidental and subordinate means that the event or activity is strictly secondary and ancillary to on-site commercial farm uses or the commercial agricultural enterprises in the area in terms of income generated, area occupied, and off-site impacts; and
 - c. “Agri-tourism”, means a commercial event or activity that is logically, physically, and/or economically connected to and supports an existing on-site farm operation and promotes the practice of agriculture.
4. Agri-tourism for up to six events or other commercial events or activities in a calendar year that is personal to the applicant and is not transferrable by sale of the tract, subject to ORS 215.239, 215.283(4)(c), and (6) and the following:
 - a. Agri-tourism events shall not include any mass gatherings or other outdoor gatherings; and

- b. Agri-tourism events shall be “incidental and subordinate” to existing farm use on the tract. Incidental and subordinate means that the event or activity is strictly secondary and ancillary to on-site commercial farm uses or the commercial agricultural enterprises in the area in terms of income generated, area occupied, and off-site impacts; and
 - c. “Agri-tourism”, means a commercial event or activity that is logically, physically, and/or economically connected to and supports an existing on-site farm operation and promotes the practice of agriculture.
5. A cider business, farm brewery, or winery bed and breakfast facility as a home occupation subject to ORS 215.448, on the same tract as the approved cider business, farm brewery, or winery and in association with that cider business, farm brewery, or winery, and the following:
 - a. May prepare and serve two meals per day to registered guests of the bed and breakfast facility; and
 - b. Meals may be served at the bed and breakfast facility or at the cider business, farm brewery, or winery.
6. Up to 18 agri-tourism or other commercial events or activities in a calendar year, on a minimum 80 acre lot of record, subject to ORS 215.239, 215.283(4)(d), (5), and (6) and the following:
 - a. Agri-tourism events shall not include any mass gatherings or other outdoor gatherings, and
 - b. Agri-tourism events shall be “incidental and subordinate” to existing farm use on the tract. Incidental and subordinate means that the event or activity is strictly secondary and ancillary to on-site commercial farm uses or the commercial agricultural enterprises in the area in terms of income generated, area occupied, and off-site impacts; and
 - c. “Agri-tourism”, means a commercial event or activity that is logically, physically and/or economically connected to and supports an existing on-site farm operation and promotes the practice of agriculture.
7. An aerial fireworks display business that has been in continuous operation at its current location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler’s permit to sell or provide fireworks.

- a. As part of the conditional use approval process, for the purpose of verifying the existence, continuity, and nature of the business, representatives of the business may apply to the County and submit evidence including, but not limited to, sworn affidavits or other documentary evidence that the business qualifies. Alteration, restoration, or replacement of an aerial fireworks display business may be altered, restored, or replaced pursuant to Section 1206.
8. Dog training classes, which may be conducted outdoors or in preexisting farm buildings that existed on January 1, 2013, when:
 - a. The number of dogs participating in training does not exceed 10 dogs per training class; and
 - b. The number of training classes to be held on-site does not exceed six per day.
 9. Dog testing trials, which may be conducted outdoors or in preexisting farm buildings that existed on January 1, 2013, when:
 - a. The number of dogs participating in a testing trial does not exceed 60; and
 - b. The number of testing trials to be conducted on-site is limited to four or fewer trials per calendar year.
 10. Farm stands if:
 - a. The structures are designed and used for sale of farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in Oregon, including the sale of retail incidental items and fee-based activity to promote the sale of farm crops or livestock sold at the farm stand if the annual sales of the incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand; and
 - b. The farm stand does not include structures designed for occupancy as a residence or for activities other than the sale of farm crops and livestock and does not include structures for banquets, public gatherings or public entertainment.

- c. As used in Subsection 401.05(D)(10), “farm crops or livestock” includes both fresh and processed farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in Oregon. As used in Subsection 401.05(D)(10)(c), “processed crops and livestock” includes jams, syrups, apple cider, animal products and other similar farm crops and livestock that have been processed and converted into another product but not prepared food items.
- d. Farm stands may not be used for the sale, or to promote the sale, of marijuana items.

11. Equine and equine-affiliated therapeutic and counseling activities, provided:

- a. The activities are conducted in existing buildings that were lawfully constructed on the property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate to the farm use on the tract; and
- b. All individuals conducting therapeutic or counseling activities are acting within the proper scope of any licenses required by the state.

E. Mineral, Aggregate, Oil, and Gas Uses

- 1. Mineral, Aggregate, Oil and Gas Uses: Pursuant to ORS 215.298 a land use permit is required for mining more than 1000 cubic yards of material or excavation preparatory to mining of a surface area of more than one acre. A permit for mining of aggregate shall be issued only for a site included on an inventory acknowledged in the Comprehensive Plan for the following:
 - a. Operations conducted for mining, crushing, or stockpiling of aggregate and other mineral and other subsurface resources, subject to ORS 215.298.
 - b. Processing as defined by ORS 517.750 of aggregate into asphalt or Portland cement; and
 - i. New uses that batch and blend mineral and aggregate into asphalt cement may not be authorized within two miles of a planted vineyard. Planted vineyard means one or more vineyards totaling 40 acres or more that are planted as of the date the application for batching and blending is filed.
 - c. Processing of other mineral resources and other subsurface resources.
 - d. Operations conducted for mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted under Section 401.

F. Transportation Uses

1. Roads, highways and other transportation facilities, and improvements not otherwise allowed under Section 401 may be established, subject to the adoption of an exception to Goal 3 (*Agricultural Lands*), and to any other applicable goal with which the facility or improvement does not comply. In addition, transportation uses and improvements may be authorized under conditions and standards as set forth in OAR 660-012-0035 and 660-012-0065.
2. A personal-use airport means an airstrip restricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations. No aircraft may be based on a personal-use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities allowed under this definition may be granted through waiver action by the Oregon Department of Aviation in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be allowed subject to any applicable rules of the Oregon Department of Aviation.

G. Utility and Solid Waste Disposal Facility Uses

1. Wind energy power production systems as an accessory use, provided:
 - a. The system is not a commercial power generating facility;
 - b. No turbine has an individual rated capacity of more than 100kW, nor does the cumulative total rated capacity of the turbines comprising the installation exceed 100 kW;
 - c. The system complies with the Oregon Department of Environmental Quality noise standards otherwise applicable to commercial and industrial uses for quiet areas, measured at the nearest property line of the noise-sensitive use. This may be demonstrated through information provided by the manufacturer;
 - d. The system is prohibited if tower lighting for aviation safety is required;
 - e. The system will be located outside an urban growth boundary on a minimum of one acre;
 - f. The system does not exceed 150 feet in height from base to the height of the tower plus one blade;
 - g. The system is set back a distance not less than the tower height plus one blade from all property lines; and

- h. Roof mounted system towers shall extend no more than an additional five feet above the highest ridge of a building's roof or 15 feet above the highest eave, whichever is higher, but shall not exceed 150 feet in height from finished grade.
2. A utility facility necessary for public service may be established as provided in OAR 660-033-0130(16)(a) and ORS 215.275 and 215.276, or, if the utility facility is an associated transmission line, as provided in OAR 660-033-0130(16)(b) and ORS 215.274 and 215.276.
3. Composting operations and facilities
 - a. Must:
 - i. Compost only on-farm produced compostable materials; or
 - ii. Compost only off-site materials and use all on-site generated compost for on-farm production in conjunction with, and auxiliary to, the farm use on the subject tract; or
 - iii. Compost any off-site materials with on-farm produced compostables and use all on-site generated compost for on-farm production in conjunction with, and auxiliary to, the farm use on the subject tract;
 - b. Must be an accepted farm practice in conjunction with and auxiliary to farm use on the subject tract, meaning that if off-site materials are added to on-farm produced compostables, the total amount of compost generated by the operation or facility does not exceed the amount of compost reasonably anticipated to be used on the subject tract;
 - c. Must limit buildings and facilities used in conjunction with the composting operation to those required for the operation of the subject facility;
 - d. Must meet the performance and permitting requirements of the Department of Environmental Quality under OAR 340-093-0050 and 340-096-0060; and
 - e. May sell or transport excess compost only if:
 - i. The operation or facility does not use off-site materials;
 - ii. It is sold or transported to neighboring farm operations within two and one-half miles of the subject tract; and

- iii. It is sold or transported in bulk loads of not less than one unit (7.5 cubic yards) in size that are transported in one vehicle.
4. Commercial utility facilities for the purpose of generating power for public use by sale, but not including wind power or photovoltaic solar power generation. A power generation facility shall not use, occupy, or cover more than 12 acres on High Value Farmland, or more than 20 acres on Low Value Farmland, from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR chapter 660, division 4; and
 - a. Permanent features of a power generation facility shall not use, occupy, or cover more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4. A power generation facility may include on-site and off-site facilities for temporary workforce housing for workers constructing a power generation facility. Such facilities must be removed or converted to an allowed use under OAR 660-033-0130(19) (a private campground) or other statute or rule when the project construction is complete. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall be subject to 401.05(A)(1) and shall have no effect on the original approval.

H. Parks, Public, and Quasi-public Uses

1. Buildings and facilities associated with a site for the takeoff and landing of model aircraft shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility preexisted the use approved under Subsection 401.05(H)(1). The site shall not include an aggregate surface or hard surface area unless the surface preexisted the use approved under Subsection 401.05(H)(1). An owner of property used for the purpose authorized in Subsection 401.05(H)(1) may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operator's cost to maintain the property, buildings and facilities. As used in Subsection 401.05(H)(1), "model aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and is controlled by radio, lines, or design by a person on the ground.
2. Public parks including only the uses specified under OAR 660-034-0035 or 660-034-0040, whichever is applicable. A public park may be established consistent with the provisions of ORS 195.120.

3. Community centers owned by a governmental agency or a nonprofit community organization and operated primarily by and for residents of the local rural community. A community center authorized under Subsection 401.05(H)(3) may provide services to veterans, including but not limited to emergency and transitional shelter, preparation and service of meals, vocational and educational counseling and referral to local, state or federal agencies providing medical, mental health, disability income replacement and substance abuse services, only in a facility that is in existence on January 1, 2006. The services may not include direct delivery of medical, mental health, disability income replacement or substance abuse services.
4. "Living History Museum" means a facility designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events. As used in Subsection 401.05(H)(4), a living history museum shall be related to resource based activities and shall be owned and operated by a governmental agency or a local historical society. A living history museum may include limited commercial activities and facilities that are directly related to the use and enjoyment of the museum and located within authentic buildings of the depicted historic period or the museum administration building, if areas other than an exclusive farm use zone cannot accommodate the museum and related activities or if the museum administration buildings and parking lot are located within one quarter mile of an urban growth boundary. "Local historical society" means the local historical society, recognized as such by the county governing body and organized under ORS chapter 65.
5. Private parks, playgrounds, hunting and fishing preserves, and campgrounds. A campground is an area devoted to overnight temporary use for vacation, recreational, or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.
 - a. Except on a lot of record contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.
 - b. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.
 - c. Campsites may be occupied by a tent, travel trailer, yurt, or recreational vehicle.

- d. Separate sewer, water, or electric service hook-ups shall not be provided to individual campsites except that electrical service may be provided to yurts allowed for by Subsection 401.05(H)(6)(g).
 - e. Campgrounds authorized by Subsection 401.05(H)(6) shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores, or gas stations.
 - f. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.
 - g. A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in Subsection 401.05(H)(6), "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up, or internal cooking appliance.
6. Golf courses, on land determined not to be high value farmland, as defined in ORS 195.300, subject to OAR 660-033-0130(20).

I. Outdoor Gatherings

1. An outdoor mass gathering as defined in ORS 433.735 or other gathering of 3,000 or fewer persons that is not anticipated to continue for more than 120 hours in any three-month period. Agri-tourism and other commercial events or activities may not be permitted as mass gatherings under ORS 215.283(4).
2. Any outdoor gathering of more than 3,000 persons that is anticipated to continue for more than 120 hours in any three-month planning period is subject to review by the Planning Commission under the provisions of ORS 433.763. Outdoor gatherings may not include agri-tourism events or activities.

J. Nonconforming Uses

1. Existing facilities wholly within a farm use zone may be maintained, enhanced, or expanded on the same tract, subject to other requirements of law. An existing golf course may be expanded consistent with the requirements of Subsection 401.05(A)(1) and OAR 660-033-0130(20), but shall not be expanded to contain more than 36 total holes.

2. Notwithstanding ORS 215.283, Section 1206, or any other provision of this Ordinance, ~~is~~ a public or private school, including all building essential to the operation of the school, formerly allowed pursuant to ORS 215.283(1)(a), as in effect before January 1, 2010, the effective date of 2009 Oregon Laws, chapter 850, section 14, may be expanded, provided:
 - a. The expansion complies with Subsection 401.05(A)(1);
 - b. The school was established on or before January 1, 2009;
 - c. The expansion occurs on a tax lot:
 - i. On which the school was established; or
 - ii. Contiguous to and, on January 1, 2015, under the same ownership as the tax lot on which the school was established; and
 - d. The school is a public or private school for kindergarten through grade 12.

3. A nonconforming public or private school described in Subsection 401.05(J)(2) may be expanded without regard to:
 - a. ~~Capacity~~ A maximum capacity of people in the structure or group of structures;
 - b. ~~Distance~~ A maximum distance between structures; or
 - c. ~~Density~~ A maximum density of structures per acre.

401.06 PROHIBITED USES

Uses of structures and land not specifically permitted are prohibited.

401.07 DIMENSIONAL STANDARDS

- A. Minimum Lot Size: New lots of record shall be a minimum of 80 acres in size, except as provided in Subsection 401.08. For the purpose of complying with the minimum lot size standard, lots of record with street frontage on County or public road rights-of-way may include the land area between the front lot line and the centerline of the County or public road right-of-way.
- B. Minimum Front Setback: 30 feet.
- C. Minimum Side Setback: 10 feet.
- D. Minimum Rear Setback: 30 feet; however, accessory buildings shall have a minimum rear setback of 10 feet.

- E. Modifications: Modifications to the dimensional standards are established by Sections 800, *Special Uses*; 903, *Setback Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

401.08 LAND DIVISIONS

~~A. Land divisions that are prohibited under Oregon Administrative Rules (OAR) 660-033-0100(8) and (9):~~

- ~~1. A land division that separates a temporary dwelling for care, relative farm help dwelling, home occupation or processing facility from a parcel on which the primary residential or other primary use exists is prohibited.~~
- ~~2. A land division of a parcel created before January 1, 1993, on which a nonfarm dwelling was approved is prohibited.~~

A. A land division shall not separate a temporary dwelling for care, home occupation, or processing facility from the lot of record on which the primary residential or other primary use exists.

B. A land division shall not separate a relative farm help dwelling approved pursuant to Subsection 401.05(C)(11) from the lot of record on which the dwelling of the farm operator exists, except as provided in ORS 215.283(1)(d).

C. A land division shall not separate an accessory dwelling in conjunction with farm use approved pursuant to Subsection 401.05(C)(12) from the lot of record on which the primary farm dwelling exists, except as provided in OAR 660-033-0010(24)(B).

D. A land division of a lot of record created before January 1, 1993, on which a nonfarm dwelling was approved pursuant to Subsection 401.05(C)(1) is prohibited.

~~BE.~~ Land divisions are permitted, if consistent with ~~one of the following options and~~ Subsections 1105.01(A) and 1105.07. A land division pursuant to Subsection 401.08(~~CF~~) shall require review of a Type I application pursuant to Section 1307, *Procedures*. A land division pursuant to Subsection 401.08(~~DF~~), (~~EH~~), (~~FI~~), (~~GJ~~), or (~~HK~~) shall require review of a Type II application pursuant to Section 1307.

CF. 80-Acre Minimum Lot Size Land Divisions: A land division may be approved, if each new lot of record is a minimum of 80 acres in size, as established by Subsection 401.07(A).

DG. Nonfarm Use Land Divisions:

1. A land division creating parcels less than 80 acres in size may be approved for the following uses, if the parcel for the use is not larger than the minimum size necessary for the use:
 - a. A fire service facility;
 - b. Nonfarm uses, except dwellings, set out in ORS 215.283(2); or
 - c. If the parcel to be divided is outside an urban or rural reserve established pursuant to OAR chapter 660, division 27, utility facilities necessary for public service set out in ORS 215.283(1)(c), including wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.
2. Land that is divided under Subsection 401.08(~~DG~~)(1)(c) may not later be rezoned for retail, commercial, industrial, or other nonresource use, except as provided under the statewide planning goals or under ORS 197.732.

EH. Nonfarm Dwelling Land Divisions: Lots of record less than 80 acres in size may be approved, subject to the following criteria:

1. The originating lot of record is at least 80 acres, and is not stocked to the requirements under ORS 527.610 to 527.770;
2. The lot of record is composed of at least 95% Class VI through Class VIII agricultural soils, and composed of at least 95% soils not capable of producing 50 cubic feet per acre per year of wood fiber;
3. The new lot of record for a dwelling will not be smaller than 20 acres; and
4. No new lot of record may be created until the criteria in Subsections 401.05(C)(10)(a), (b), (d), (e), and (f) for a dwelling are satisfied.

FI. Parks/Open Space/Land Conservation Land Divisions: A land division for a provider of public parks or open space, or a not-for-profit land conservation organization, may be approved subject to ORS 215.263(10) and Subsection 401.05(A)(1). In addition, the owner of any parcel not containing a dwelling shall sign and record in the County deed records an irrevocable deed restriction prohibiting the owner and the owner's successors in interest from pursuing a cause of action or claim of relief alleging an injury from farming or forest practices for which no claim or action is allowed under ORS 30.936 or 30.937.

GJ. Historic Property Land Divisions: A land division may be approved to create a parcel with an existing dwelling to be used for historic property that has the features listed in Subsection 401.05(C)(1)(a)(i) through (iv) and the dwelling has been listed in county inventory as described in ORS 358.480.

HK. Land Divisions Along an Urban Growth Boundary: A division of a lot of record may occur along an urban growth boundary where the parcel remaining outside the urban growth boundary is zoned EFU and is smaller than 80 acres, subject to the following criteria:

- a. If the parcel contains a dwelling, the parcel must be large enough to support continued residential use.
- b. If the parcel does not contain a dwelling, the parcel:
 - i. Is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;
 - ii. May not be considered in approving or denying an application for any other dwelling; and
 - iii. May not be considered in approving a redesignation or rezoning of agricultural lands, except to allow a public park, open space, or other natural resource use.
- c. The owner of any parcel not containing a dwelling shall sign and record in the County deed records an irrevocable deed restriction prohibiting the owner and the owner's successors in interest from pursuing a cause of action or claim of relief alleging an injury from farming or forest practices for which no claim or action is allowed under ORS 30.936 or 30.937.

401.09 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for any use requiring review of a Type I, II, or III application shall include an accurate site plan drawn to scale on eight-and-one-half-inch by 11-inch or eight-and-one-half-inch by 14-inch paper, showing the subject property and proposal. In addition, applications for farm dwellings requiring a justification of income shall include tax forms, farm receipts, or other appropriate documentation demonstrating the income produced from the subject property.

401.10 APPROVAL PERIOD AND TIME EXTENSION

- A. Approval Period: Approval of a Type I, II, or III application, except approval of a Type II application for a replacement dwelling pursuant to Subsection 401.05(C)(1), is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented. -"Implemented" means:
 1. For a land division, the final plat shall be recorded with the County Clerk. If a final plat is not required under Oregon Revised Statutes chapter 92, deeds

with the legal descriptions of the new parcels shall be recorded with the County Clerk; or

2. For all other applications, a building or manufactured dwelling placement permit for a new primary structure that was the subject of the application shall be obtained and maintained. If no building or manufactured dwelling placement permit is required, all other necessary County development permits shall be obtained and maintained.
- B. Time Extension: If the approval of a Type I, II, or III application is not implemented within the initial approval period established by Subsection 401.~~11~~10(A), a two-year time extension may be approved pursuant to Section 1310.
- C. Subsections 401.10(A) and (B) do not apply to home occupations or conditional uses, which shall be subject to any applicable approval period and time extension provisions of Sections 822 or 1203, respectively.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-230, 9/26/11; Amended by Ord. ZDO-234, 6/7/12; Amended by Ord. ZDO-241, 1/1/13; Amended by Ord. ZDO-247, 3/1/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-262, 5/23/17; Amended by Ord. ZDO-263, 5/23/17; Amended by Ord. ZDO-264, 8/22/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

Summary of Proposed Amendments to Section 406, Timber District (TBR)

1. Reorder and rephrase criteria for template test dwellings to more closely follow the order and phrasing of the criteria in Oregon Revised Statutes (ORS) 215.750.
2. Provide consistency in spacing.

406 TIMBER DISTRICT (TBR)

406.01 PURPOSE

Section 406 is adopted to implement the policies of the Comprehensive Plan for Forest and Agriculture areas.

406.02 APPLICABILITY

Section 406 applies to land in the Timber (TBR) District.

406.03 DEFINITIONS

Unless specifically defined in Subsection 406.03 or in Section 202, *Definitions*, words or phrases used in Section 406 shall be interpreted to give them the same meaning as they have in common usage and to give Section 406 its most reasonable application.

- A. Auxiliary: A use or alteration of a structure or land which provides help or is directly associated with the conduct of a particular forest practice. An auxiliary structure is located on site, temporary in nature, and not designed to remain for the forest's entire growth cycle from planting to harvesting. An auxiliary use is removed when a particular forest practice has concluded.
- B. Cubic Foot Per Acre: As defined in Oregon Administrative Rules (OAR) 660-006-0005(3).
- C. Cubic Foot Per Tract Per Year: As defined in OAR 660-006-0005(4).
- D. Date of Creation and Existence: When a lot of record or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot of record or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot of record or tract.
- E. Dwelling: Unless otherwise provided in Section 406, a dwelling is a detached single-family dwelling or a manufactured dwelling.
- F. Firearms Training Facility: An indoor facility only, that provides training courses and issues certifications required for law enforcement personnel, by the Oregon Department of Fish and Wildlife, or by nationally recognized programs that promote shooting matches, target shooting, and safety.
- G. Forest Operation: Any commercial activity relating to the growing or harvesting of any forest tree species as defined in Oregon Revised Statutes 527.620(6).
- H. Navigation: References an instrument within a waterway or flightway that assists in traveling to a destination for water vessels and aircraft.

- I. Owner: For purposes of a lot of record dwelling, “owner” includes the spouses in a marriage, son, daughter, parent, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, parent-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent, or grandchild of the owner, or a business entity owned by any one or a combination of these family members.
- J. Ownership: Holding fee title to a lot of record, except in those instances when the land is being sold on contract, the contract purchaser shall be deemed to have ownership. Ownership shall include all contiguous lots of record meeting this definition.
- K. Primary Processing of Forest Products: The initial treatments of logs or other forest plant or fungi materials to prepare them for shipment for further processing or to market, including, but not limited to, debarking, peeling, drying, cleaning, sorting, chipping, grinding, sawing, shaping, notching, biofuels conversion, or other similar methods of initial treatments.
- L. Private Park: Land that is used for low impact casual recreational uses such as picnicking, boating, fishing, swimming, camping, hiking, or nature-oriented recreational uses such as viewing and studying nature and wildlife habitat and may include play areas and accessory facilities that support the activities listed above but does not include tracks for motorized vehicles or areas for target practice or the discharge of firearms.
- M. Relative: For purposes of a Temporary Dwelling for Care, “relative” means a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew, or first cousin of the owner.
- N. Temporary Structures: Onsite structures which are auxiliary to and used during the term of a particular forest operation and used in the preliminary processing of a particular forest operation such as: pole and piling preparation, small portable sawmill, small pole building, etc. Temporary structures are allowed for a period not to exceed one year.
- O. Tract: One or more contiguous lots of record under the same ownership, including lots of record divided by a County or public road, or land contiguous at a common point. Lots of record divided by a state highway are not considered contiguous.

406.04 USES PERMITTED

Uses permitted in the TBR District are listed in Table 406-1, *Permitted Uses in the TBR District*.

A. As used in Table 406-1:

1. “A” means the use is allowed.

2. “Type II” means the use requires review of a Type II application, pursuant to Section 1307, *Procedures*.
 3. “Type III” means the use requires review of a Type III application, pursuant to Section 1307.
 4. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
 5. The “Subject To” column identifies any specific provisions of Subsection 406.05 to which the use is subject.
- B. Permitted uses are subject to the applicable provisions of Subsection 406.07; Subsection 406.08; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

Table 406-1: Permitted Uses in the TBR District

	Type	Use	Subject To
FARM AND FOREST USES	A	Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals and disposal of slash where such uses pertain to forest uses and operations. Inside the Portland Metropolitan Urban Growth Boundary, refer to Subsection 1002.02 regarding a development restriction that may apply if excessive tree removal occurs.	
	A	Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation.	
	A	Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction, or recreational facilities.	
	A	Farm use as defined in Oregon Revised Statutes (ORS) 215.203. Marijuana production is subject to Section 841, <i>Marijuana Production, Processing, and Retailing</i> .	
	A	Uses and structures customarily accessory and incidental to a farm or forest use, only if a primary farm or forest use exists.	
	TYPE II	Temporary portable facility for the primary processing of forest products.	406.05(B)(1)
	C	Permanent facility for the primary processing of forest products.	406.05(A)(1), (6) & (B)(2)
	C	Permanent facilities for logging equipment repair and storage.	406.05(A)(1) & (6)
	C	Log scaling and weigh stations.	406.05(A)(1) & (6)

	Type	Use	Subject To
NATURAL RESOURCE USES	A	Uninhabitable structures accessory to fish and wildlife enhancement.	
	C	Forest management research and experimentation facilities.	406.05(A)(1) & (C)(1)
	Type	Use	Subject To
RESIDENTIAL USES	A	Uses and structures customarily accessory and incidental to a dwelling, only if a lawfully established dwelling exists.	
	A	Alteration, restoration, or replacement of a lawfully established dwelling.	406.05(D)(1)
	TYPE II	Forest lot of record dwelling.	406.05(A)(3), (4), (5) & (D)(2)
	TYPE II	Forest template test dwelling.	406.05(A)(3), (4), (5) & (D)(3)
	TYPE II	160 acre forest dwelling.	406.05(A)(3), (4), (5) & (D)(4)
	TYPE II	200 acre noncontiguous tract forest dwelling	406.05(A)(3), (4), (5) & (D)(5)
	TYPE II	Caretaker residences for public parks and public fish hatcheries.	406.05(A)(2) & (5)
	TYPE II	Temporary forest labor camp for a period not to exceed one year.	
	TYPE II	Temporary dwelling for care, subject to Subsection 1204.04.	406.05(A)(1), (2) & (D)(6)
	TYPE II	Accessory dwelling supporting family forestry.	406.05(D)(7)
	Type	Use	Subject To
COMMERCIAL USES	A	Family child care home.	
	TYPE II	Home occupation, subject to Section 822, <i>Home Occupations</i> .	406.05(A)(1), (2), (5) & (E)(1)
	C	Home occupation to host events, subject to Section 806, <i>Home Occupations to Host Events</i> .	406.05(A)(1), (2), (5) & (E)(1)
	C	Home occupation for canine skills training, subject to Section 836, <i>Home Occupations for Canine Skills Training</i> .	406.05(A)(1), (2) (5) & (E)(1)
	C	Private accommodations for fishing on a temporary basis.	406.05(A)(1), (2), (5) & (E)(2)
	C	Private seasonal accommodations for fee based hunting.	406.05(A)(1), (5) & (E)(3)
	Type	Use	Subject To
MINERAL, AGGREGATE, OIL, AND GAS USES	A	Exploration for mineral and aggregate resources as defined in ORS chapter 517 and subject to the requirements of the Department of Geology and Mineral Industries.	
	C	Mining and processing of oil, gas, or other subsurface resources.	406.05(A)(1), (6) & (F)(1)
	C	Exploration for and production of geothermal, gas, and oil.	406.05(A)(1), (6) & (F)(2)

	Type	Use	Subject To
TRANSPORTATION USES	A	Widening of roads within existing rights-of-way in conformance with Chapter 5, <i>Transportation System Plan</i> , of the Comprehensive Plan.	
	A	Climbing and passing lanes within the right of way existing as of July 1, 1987.	
	A	Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right of way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.	
	A	Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.	
	A	Minor betterment of existing public road and highway related facilities such as maintenance yards, weigh stations, and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.	
	TYPE II	Construction of additional passing and travel lanes requiring the acquisition of right-of-way but not resulting in the creation of new land parcels.	406.05(A)(1)
	TYPE II	Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.	406.05(A)(1)
	TYPE II	Improvement of public roads and highway-related facilities, such as maintenance yards, weigh stations, and rest areas, where additional property or right-of-way is required but not resulting in the creation of new land parcels.	406.05(A)(1)
	TYPE II	Parking of up to seven dump trucks and seven trailers, subject to ORS 215.311.	406.05(A)(1)
	C	Aids to navigation and aviation.	406.05(A)(1) & (6)
	C	Expansion of existing airports.	406.05(A)(1)
	C	Temporary asphalt and concrete batch plants as accessory uses to specific highway projects.	406.05(A)(1)
	C	Roads, highways, and other transportation facilities and improvements not otherwise allowed under this Ordinance.	406.05(A)(1) & (G)(1)

	Type	Use	Subject To
UTILITY AND SOLID WASTE DISPOSAL FACILITY USES	See Table 835-1	Wireless telecommunication facilities, subject to Section 835, <i>Wireless Telecommunication Facilities</i> .	
	A	Local distribution lines (i.e., electric, telephone, natural gas) and accessory equipment (i.e., electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals), or equipment which provides service hookups, including water service hookups.	
	A	Water intake facilities, canals and distribution lines for farm irrigation and ponds.	
	A	Solar energy systems as an accessory use.	
	A	Rainwater collection systems as an accessory use.	
	A	Electric vehicle charging stations for residents and their nonpaying guests.	
	A	Meteorological towers.	
	TYPE II	Wind energy power production systems as an accessory use.	406.05(H)(1)
	C	Water intake facilities, related treatment facilities, pumping stations, and distribution lines.	406.05(A)(1) & (6)
	C	Reservoirs and water impoundments.	406.05(A)(1), (2) & (5)
	C	A disposal site for solid waste for which the Oregon Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities, or buildings necessary for its operation. A composting facility is subject to Section 834, <i>Composting Facilities</i> .	406.05(A)(1) & (6)
	C	Commercial utility facilities for the purpose of generating power.	406.05(A)(1), (6) & (H)(2)
	C	New electric transmission lines.	406.05(A)(1) & (H)(3)
C	Television, microwave, and radio communication facilities.	406.05(A)(1), (6) & (H)(4)	
	Type	Use	Subject To
PARKS AND PUBLIC/QUASI-PUBLIC USES	A	Private hunting and fishing operations without any lodging accommodations.	
	A	Towers and fire stations for forest fire protection.	
	C	Fire stations for rural fire protection.	406.05(A)(1) & (6)
	C	Youth camps on 40 acres or more, subject to OAR 660-006-0031.	406.05(A)(1) & (3)
	C	Cemeteries.	406.05(A)(1) & (6)
	C	Firearms training facility as provided in ORS 197.770(2).	406.05(A)(1) & (6)
	C	Private parks and campgrounds.	406.05(A)(1), (2), (6) & (I)(1)
	C	Public parks including only those uses specified under OAR 660-034-0035 or 660-034-0040, whichever is applicable.	406.05(A)(1) & (6)

	Type	Use	Subject To
OUTDOOR GATHERINGS	A	An outdoor mass gathering as defined in ORS 433.735 or other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120 hours in any three-month period.	406.05(J)(1)
	TYPE III	An outdoor mass gathering of more than 3,000 persons that continues or can reasonably be expected to continue for more than 120 hours within any three-month period and any part of which is held in open spaces.	406.05(A)(1) & (J)(2)

406.05 APPROVAL CRITERIA FOR SPECIFIC USES

The following criteria apply to some of the uses listed in Table 406-1, *Permitted Uses in the TBR District*. The applicability of a specific criterion to a listed use is established by Table 406-1.

A. General Criteria

1. The use may be allowed provided that:
 - a. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands; and
 - b. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
2. A written statement recorded with the deed or written contract with the County or its equivalent is obtained from the land owner that recognizes the rights of the adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and Rules.
3. The landowner for the dwelling shall sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under Oregon Revised Statutes (ORS) 30.936 or 30.937.
4. An approval to construct a dwelling may be transferred to any other person after the effective date of the land use decision.

5. If road access to the use is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management (BLM), or the United States Forest Service (USFS), then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.
6. A land division for the use may be approved pursuant to Subsection 406.09(D).

B. Farm and Forest Uses

1. Temporary portable facility for the primary processing of forest products grown on-site for a period not to exceed one year.
2. Permanent facility for the primary processing of forest products that is:
 - a. Located in a building or buildings that do not exceed 10,000 square feet in total floor area, or an outdoor area that does not exceed one acre excluding laydown and storage yards, or a proportionate combination of indoor and outdoor areas; and
 - b. Adequately separated from surrounding properties to reasonably mitigate noise, odor and other impacts generated by the facility that adversely affect forest management and other existing uses.

C. Natural Resource Uses

1. Forest management research and experimentation facilities as described by ORS 526.215 or where accessory to forest operations.

D. Residential Uses

1. Alteration, restoration, or replacement of a lawfully established dwelling that:
 - a. Has intact exterior walls and roof structure;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights;
 - d. Has a heating system; and

- e. In the case of replacement, is removed, demolished, or—if not a manufactured dwelling or residential trailer—converted to an allowable use within 90 days from the occupancy of the new dwelling. Manufactured dwellings and residential trailers to be replaced shall be removed from the property within 30 days from the occupancy of the new dwelling.
2. Lot of record dwelling, subject to the following criteria:
- a. The lot of record on which the dwelling will be sited was lawfully created prior to January 1, 1985.
 - b. The lot of record on which the dwelling will be sited was acquired by the present owner:
 - i. Prior to January 1, 1985; or
 - ii. By devise or intestate succession from a person who acquired the lot or parcel prior to January 1, 1985.
 - c. The tract on which the dwelling will be sited does not include a dwelling.
 - d. The lot of record on which the dwelling will be sited was not part of a tract that contained a dwelling on November 4, 1993.
 - e. The property is not capable of producing 5,000 cubic feet per year of commercial tree species.
 - f. The property is located within 1,500 feet of a public road, as defined under ORS 368.001 that provides or will provide access to the subject tract. The road shall be maintained and either paved or surfaced with rock and shall not be a BLM road, or a USFS road unless the road is paved to a minimum width of 18 feet, there is at least one defined lane in each direction, and a maintenance agreement exists between the USFS and the landowners adjacent to the road, a local government, or a state agency.
 - g. The proposed dwelling is not prohibited by this Ordinance or the Comprehensive Plan, or any other provisions of law.
 - h. When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of adjacent common ownership land shall remain in common ownership as long as the dwelling remains as approved.
 - i. The County Assessor's Office shall be notified of all approvals granted under Subsection 406.05(D)(2).
3. Forest template dwelling, subject to the following criteria:

- a. ~~No dwellings are allowed on other lots of record that make up the tract~~The tract on which the dwelling will be sited does not include a dwelling;
- b. ~~No dwellings are allowed on other lots of record that make up the tract~~A deed restriction shall be recorded with the County Clerk stating no other lots of record that make up the tract may have a dwelling;
- c. ~~A deed restriction shall be recorded with the County Clerk stating no other lots of record that make up the tract may have a dwelling~~The tract on which the dwelling will be sited does not include a dwelling;
- d. The lot of record upon which the dwelling is to be located was lawfully created~~established~~.
- e. Any property line adjustment to the lot of record complied with the applicable property line adjustment provisions in Section 1107, *Property Line Adjustments*;
- ~~f.~~f. Any property line adjustment to the lot of record after January 1, 2019, did not have the effect of qualifying the lot of record for a dwelling under Subsection 406.05(D)(3).
- ~~e.g.~~ The County Assessor's Office shall be notified of all approvals granted under Subsection 406.05(D)(3).
- ~~f.h.~~ The lot of record upon which the dwelling will be sited shall pass a template test, conducted as follows:
- i. A 160 acre square template shall be centered upon the mathematical centroid of the subject tract. The template may be rotated around the centroid to the most advantageous position. After a position has been selected, the template shall remain fixed while lots of record and dwellings are counted. If the subject tract is larger than 60 acres and abuts a road or perennial stream, the 160 acre template shall be one-quarter mile wide by one mile long, be centered upon the mathematical centroid of the subject tract, and, to the maximum extent possible, have its length aligned with the road or perennial stream.
 - ii. If the predominant soil type on the subject tract has a forest production capability rating, as determined by the Natural Resources Conservation Service (NRCS) Internet Soils Survey of:
 - A) Less than 50 cubic feet per acre per year of wood fiber production, ~~at least~~all or part of ~~a minimum of at least~~ three lots of record ~~that existed on January 1, 1993,~~ shall ~~fall be~~ within the template, and ~~a minimum of at least~~ three lawfully established dwellings shall have existed on the other lots of record within the template area on January 1, 1993; or

- B) 50 ~~to~~ 85 cubic feet per acre per year of wood fiber production, ~~at least~~ all or part of ~~a minimum of at least~~ seven lots of record that existed on January 1, 1993, shall ~~fall be~~ within the template, and ~~a minimum of at least~~ four lawfully established dwellings shall have existed on the other lots of record within the template area on January 1, 1993; or
- C) Greater than 85 cubic feet per acre per year of wood fiber production, ~~at least~~ all or part of ~~a minimum of at least~~ 11 lots of record that existed on January 1, 1993, shall ~~fall be~~ within the template, and ~~a minimum of at least~~ five lawfully established dwellings shall have existed on the other lots of record within the template area on January 1, 1993.

iii. The following types of lots of record and dwellings shall not be counted toward satisfying the minimum number of lots of record or dwellings required pursuant to Subsection 406.05(D)(3)(f)(ii) to pass a template test:

A) Lots of record larger than 80 acres;

~~B) Lots of record created on or after January 1, 1993;~~

~~B~~) Dwellings on lots of record larger than 80 acres;

~~D) Dwellings constructed on or after January 1, 1993;~~

~~E~~) Lots of record or dwellings located within an urban growth boundary;

~~F~~) Temporary dwellings; and

~~G~~) The subject ~~property~~lot of record.

iv. If the subject tract is larger than 60 acres and abutting a road or perennial stream, a minimum of one of the dwellings required by Subsection 406.05(D)(3)(f)(ii) shall be located on the same side of the road or stream as the subject tract and shall either be located within the template or within one-quarter mile of the edge of the subject tract and not outside the length of the template. If a road crosses the tract on which the dwelling will be sited, a minimum of one of the dwellings required by Subsection 406.05(D)(3)(f)(ii) shall be located on the same side of the road as the proposed dwelling.

4. 160 acre minimum forest dwelling, subject to the following criteria:
 - a. The tract on which the dwelling is to be sited is at least 160 acres.
 - b. The tract on which the dwelling will be sited does not include a dwelling.
 - c. The lot of record upon which the dwelling is to be located was lawfully created.
 - d. The County Assessor's Office shall be notified of all approvals granted under Subsection 406.05(D)(4).
5. 200 acre noncontiguous dwelling, subject to the following criteria:
 - a. The tract on which the dwelling will be sited does not include a dwelling;
 - b. An owner of tracts that are not contiguous but are in Clackamas County adds together the acreage of two or more tracts that total 200 acres or more;

- c. The owner submits proof of an irrevocable deed restriction, recorded in the deed records of the county, for the tracts in the 200 acres. The deed restriction shall preclude all future rights to construct a dwelling on the tracts not supporting the proposed dwelling, or to use the tracts to total acreage for future siting of dwellings for present and any future owners unless the tract is no longer subject to protection under goals for agricultural and forest lands;
 - d. None of the lots of record or tracts used to total 200 acres may already contain a dwelling.
 - e. All lots of record or tracts used to total a minimum of 200 acres must have a Comprehensive Plan designation of Forest;
 - f. The lot of record upon which the dwelling is to be located was lawfully created;
 - g. The County Assessor's Office shall be notified of all approvals granted under Subsection 406.05(D)(5).
6. One manufactured dwelling, residential trailer, or recreational vehicle may be used for care in conjunction with an existing dwelling for the term of a health hardship suffered by the existing resident or a relative of the resident. Within three months of the end of the hardship, the manufactured dwelling, residential trailer, or recreational vehicle shall be removed or demolished. A temporary residence approved under Subsection 406.05(D)(6) is not eligible for replacement under Subsection 406.05(D)(1) as a permanent dwelling. On-site sewage disposal system review and removal requirements through the Septic and Onsite Wastewater Program also apply.
7. Accessory dwelling supporting family forestry, subject to the following criteria:
- a. The new single-family dwelling unit will not be located in an urban or rural reserve established pursuant to OAR chapter 660, division 27;
 - b. The new single-family dwelling unit will be a manufactured home on a lot of record no smaller than 80 acres;
 - c. The new single-family dwelling unit will be on a lot of record that contains exactly one existing single-family dwelling unit that was lawfully:
 - i. In existence before November 4, 1993; or
 - ii. Approved under Oregon Administrative Rules (OAR) 660-006-027, ORS 215.130(6), ORS 215.705, or OAR 660-006-0025(3)(o);

- d. The shortest distance between any portion of the new single-family dwelling unit and any portion of the existing single-family dwelling unit is no greater than 200 feet;
- e. The new single-family dwelling unit shall use the same driveway entrance as the existing single-family dwelling unit, although the driveway may be extended;
- f. The lot of record is within a rural fire protection district organized under ORS chapter 478;
- g. The new single-family dwelling unit complies with the Oregon residential specialty code relating to wildfire hazard mitigation;
- h. As a condition of approval of the new single-family dwelling unit, in addition to the requirements of OAR 660-006-0029(5)(e), the property owner agrees to acknowledge and record in the deed records for the county, one or more instruments containing irrevocable deed restrictions that:
 - i. Prohibit the owner and the owner's successors from partitioning the property to separate the new single-family dwelling unit from the lot of record containing the existing single-family dwelling unit; and
 - ii. Require that the owner and the owner's successors manage the lot of record as a working forest under a written forest management plan, as defined in ORS 526.455 that is attached to the instrument;
- i. The existing single-family dwelling is occupied by the owner or a relative;
- j. The new single-family dwelling unit will be occupied by the owner or a relative;
- k. The owner or a relative occupies the new single-family dwelling unit to allow the relative to assist in the harvesting, processing or replanting of forest products or in the management, operation, planning, acquisition, or supervision of forest lots of record of the owner; and
- l. If a new single-family dwelling unit is constructed under Subsection 406.05(D)(7), the new or existing dwelling unit may not be used for vacation occupancy as defined in ORS 90.100.
- m. As used in Subsection 406.05(D)(7)(j), "owner or relative" means the owner of the lot of record, or a relative of the owner or the owner's spouse, including a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew, or first cousin of either.

E. Commercial Uses

1. The home occupation shall not unreasonably interfere with other uses permitted in the zoning district in which the subject property is located and shall not be used as justification for a zone change.
2. Private accommodations for fishing occupied on a temporary basis may be allowed subject to the following:
 - a. Accommodations limited to no more than 15 guest rooms as that term is defined in the Oregon Structural Specialty Code; and
 - b. Only minor incidental and accessory retail sales are permitted; and
 - c. Accommodations occupied temporarily for the purpose of fishing during fishing seasons authorized by the Oregon Fish and Wildlife Commission; and
 - d. Accommodations must be located within one-quarter mile of fish bearing Class I waters.
3. Private seasonal accommodations for fee hunting operations may be allowed subject to the following:
 - a. Accommodations are limited to no more than 15 guest rooms as that term is defined in the Oregon Structural Specialty Code; and
 - b. Only minor incidental and accessory retail sales are permitted; and
 - c. Accommodations are occupied temporarily for the purpose of hunting during game bird and big game hunting seasons authorized by the Oregon Fish and Wildlife Commission.

F. Mineral, Aggregate, Oil, and Gas Uses

1. Mining and processing of oil, gas, or other subsurface resources, as defined in ORS chapter 520 and mining and processing of aggregate and mineral resources as defined in ORS chapter 517;
2. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators, and other customary production equipment for an individual well adjacent to a well head;

G. Transportation Uses

1. Roads, highways, and other transportation facilities and improvements not otherwise allowed under this Ordinance, with:

- a. The adoption of an exception to the goal related to forest lands and to any other applicable goal with which the facility or improvement does not comply; or
- b. Compliance with ORS 215.296 for those uses identified by rule of the Oregon Land Conservation and Development Commission as provided in Oregon Laws 1993, chapter 529, section 3.

H. Utility and Solid Waste Disposal Facility Uses

1. Wind energy power production systems as an accessory use, provided:
 - a. The system is not a commercial power generating facility;
 - b. No turbine has an individual rated capacity of more than 100kW, nor does the cumulative total rated capacity of the turbines comprising the installation exceed 100 kW;
 - c. The system complies with the Oregon Department of Environmental Quality noise standards otherwise applicable to commercial and industrial uses for quiet areas, measured at the nearest property line of the noise-sensitive use. This may be demonstrated through information provided by the manufacturer;
 - d. The system is prohibited if tower lighting for aviation safety is required;
 - e. The system will be located outside an urban growth boundary on a minimum of one acre;
 - f. The system does not exceed 150 feet in height from base to the height of the tower plus one blade;
 - g. The system is set back a distance not less than the tower height plus one blade from all property lines; and
 - h. Roof mounted system towers shall extend no more than an additional five feet above the highest ridge of a building's roof or 15 feet above the highest eave, whichever is higher, but shall not exceed 150 feet in height from finished grade.
2. Commercial utility facilities for the purpose of generating power. A power generation facility shall not preclude more than 10 acres from use as a commercial forest operation unless an exception is taken pursuant to OAR chapter 660, division 4.

3. New electric transmission lines with right-of way widths of up to 100 feet as specified in ORS 772.210. New distribution lines (i.e., gas, oil, geothermal, telephone, fiber optic cable) with rights-of-way 50 feet or less in width.
4. Television, microwave, and radio communication facilities and transmission towers, provided the base of such structure shall not be closer to the property line than a distance equal to the height of the tower.

I. Parks, Public, and Quasi-Public Uses

1. Private parks and campgrounds: Campgrounds in private parks shall only be those allowed by Subsection 406.05(I)(1). A campground is an area devoted to overnight temporary use for vacation, recreational, or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground, subject to the following:
 - a. Except on a lot of record contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.
 - b. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.
 - c. Campsites may be occupied by a tent, travel trailer, yurt, or recreational vehicle.
 - d. Separate sewer, water, or electric service hook-ups shall not be provided to individual campsites except that electrical service may be provided to yurts allowed for by Subsection 406.05(I)(1)(g).
 - e. Campgrounds authorized by Subsection 406.05(I)(1) shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores, or gas stations.
 - f. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.

- g. A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in Subsection 406.05(I)(1), "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up, or internal cooking appliance.

J. Outdoor Gatherings

1. An outdoor mass gathering as defined in ORS 433.735 or other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120 hours in any three-month period, subject to ORS 433.735 through 433.760.
2. An outdoor mass gathering of more than 3,000 persons that continues or can reasonably be expected to continue for more than 120 hours within any three-month period and any part of which is held in open spaces, shall be subject to review by the Planning Commission under the provisions of ORS 433.763.

406.06 PROHIBITED USES

- A. Uses of structures and land not specifically permitted are prohibited.
- B. An agricultural building, as defined in Oregon Revised Statutes 455.315, customarily provided in conjunction with farm use or forest use may not be converted to another use.

406.07 DIMENSIONAL STANDARDS

- A. Minimum Lot Size: New lots of record shall be a minimum of 80 acres in size, except as provided in Subsection 406.09. For the purpose of complying with the minimum lot size standard, lots of record with street frontage on County or public road rights-of-way may include the land area between the front lot line and the centerline of the County or public road right-of-way.
- B. Minimum Front Setback: 30 feet.
- C. Minimum Side Setback: 10 feet.
- D. Minimum Rear Setback: 30 feet; however, accessory buildings shall have a minimum rear yard setback of 10 feet.
- E. Modifications: Modifications to dimensional standards are established by Sections 800, *Special Uses*; 903, *Setback Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

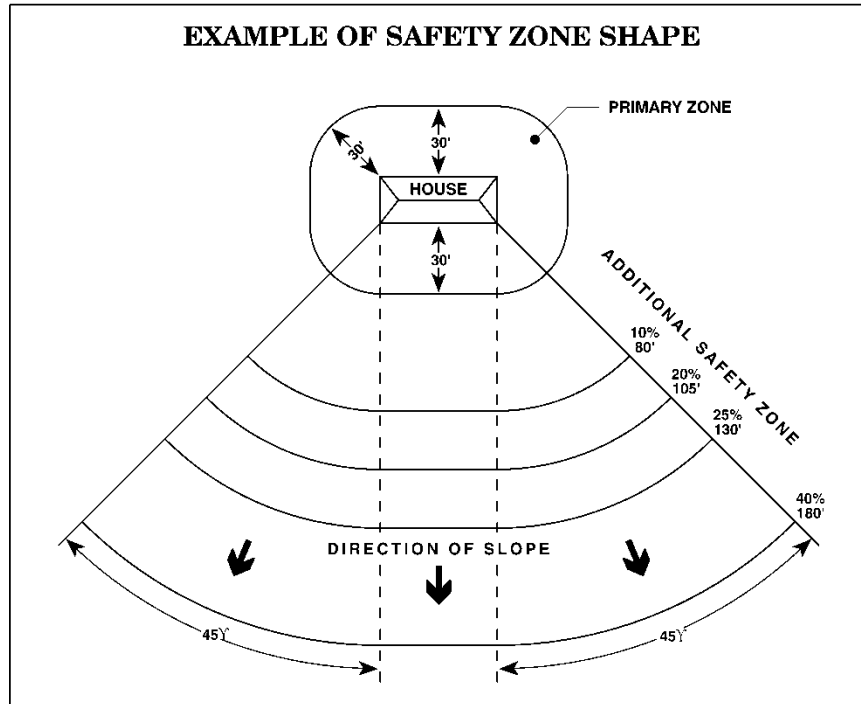
406.08 DEVELOPMENT STANDARDS

A. Fire-Siting Standards for New Structures: Fuel-free break standards shall be provided surrounding any new structure approved after April 28, 1992, pursuant to a land use application, as follows:

1. A primary fuel-free break area shall be maintained surrounding any new structure, including any new dwelling.
 - a. The primary safety zone is a fire fuel break extending a minimum distance around structures. The minimum distance is established by Table 406-2, *Minimum Primary Safety Zone* and Figure 406-1, *Example of Primary Safety Zone*. The goal within the primary safety zone is to remove fuels that will produce flame lengths in excess of one foot. Vegetation within the primary safety zone may include green lawns and shrubs less than 24 inches in height. Trees shall be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles, limbs and other dead vegetation shall be removed from beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) shall be placed next to the structure. As slope increases, the primary safety zone shall increase away from the structure and down the slope at a 45-degree angle from the structure, in accordance with Table 406-2 and Figure 406-1:

Table 406-2: Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Figure 406-1: Example of Primary Safety Zone

2. For any new dwelling, a secondary fuel-free break area shall be cleared and maintained on land surrounding the dwelling that is owned or controlled by the owner.
 - a. The secondary fuel-free break extends around the primary safety zone required pursuant to Subsection 406.08(A)(1). The goal of the secondary fuel-free break shall be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel-free break shall be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees shall be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels shall be removed. The minimum width of the secondary fuel-free break shall be the lesser of:
 - i. 100 feet; or
 - ii. The distance from the dwelling to the edge of land surrounding the dwelling that is owned or controlled by the owner.

3. Structures within a River and Stream Conservation Area or the Willamette River Greenway shall be sited consistent with the requirements of Sections 704, *River and Stream Conservation Area (RSCA)* and 705, *Willamette River Greenway (WRG)*, respectively. Structures shall be sited so that a primary safety zone can be completed around the structure outside of the river or stream corridor setback/buffer area. The area within the river or stream setback/buffer area shall be exempt from the secondary fuel-free break area requirements.
 4. The fuel-free break standards shall be completed and approved prior to issuance of any septic, building, or manufactured dwelling permits. Maintenance of the fuel-free breaks shall be the continuing responsibility of the property owner.
- B. Additional Fire-Siting Standards for New Dwellings: The following fire-siting standards shall apply to any new dwelling approved pursuant to a land use application based on standards in effect on or after February 5, 1990:
1. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If inclusion within a fire protection district or contracting for residential fire protection is impracticable, an alternative means for protecting the dwelling from fire hazards shall be provided. The means selected may include a fire sprinkling system, onsite equipment and water storage, or other methods that are reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification from the Oregon Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fires season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.
 2. The dwelling shall have a fire retardant roof.
 3. The dwelling shall not be sited on a slope of greater than 40 percent.
 4. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

- C. Compatibility Siting Standards: The following compatibility siting standards shall apply to any new structure, including any new dwelling, approved pursuant to a land use application based on standards in effect on or after April 28, 1994:
1. Structures shall be sited on the subject property so that:
 - a. They have the least impact on nearby or adjoining forest or agricultural lands;
 - b. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - c. The amount of forest lands used to site access roads, service corridors, and structures is minimized; and
 - d. The risks associated with wildfire are minimized.
 2. Siting criteria satisfying Subsection 406.08(C)(1) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads, and siting on that portion of the subject property least suited for growing trees.
- D. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Oregon Water Resources Department's (OWRD) administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Oregon Forest Practices Rules (OAR chapter 629). Evidence of a domestic water supply means:
- a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
 - b. A water use permit issued by the OWRD for the use described in the application; or
 - c. Verification from the OWRD that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under Oregon Revised Statutes 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.

406.09 LAND DIVISIONS

Land divisions are permitted, if consistent with one of the following options and Subsections 1105.01(A) and 1105.07. A land division pursuant to Subsection 406.09(A) shall require review of a Type I application pursuant to Section 1307, *Procedures*. A land division pursuant to Subsection 406.09(B), (C), (D), (E), (F) or (G) shall require review of a Type II application pursuant to Section 1307.

- A. 80-Acre Minimum Lot Size Land Divisions: A land division may be approved if each new lot of record is a minimum of 80 acres in size, as established by Subsection 406.07(A).
- B. Multiple Dwelling Land Divisions: A lot of record may be divided subject to Subsection 406.05(A)(2) and the following provisions:
1. At least two lawfully established dwellings existed on the lot of record prior to November 4, 1993;
 2. Each dwelling complies with the criteria for a replacement dwelling under Subsection 406.05(D)(1);
 3. Except for one lot or parcel, each lot or parcel created under this provision is not less than two nor greater than five acres in size;
 4. At least one of the existing dwellings is located on each lot or parcel created under this provision;
 5. The landowner of a lot or parcel created under this provision provides evidence that a restriction has been recorded in the Deed Records for Clackamas County that states the landowner and the landowner's successors in interest are prohibited from further dividing the lot or parcel. This restriction shall be irrevocable unless released by the Planning Director indicating the land is no longer subject to the statewide planning goals for lands zoned for Forest use;
 6. A lot of record may not be divided under this provision if an existing dwelling on the lot of record was approved through:
 - a. A statute, an administrative rule, or a land use regulation that prohibited or required removal of the dwelling or prohibited a subsequent land division of the lot of record; or
 - b. A farm use zone provision that allowed both farm and forest uses in a mixed farm and forest use zone under Goal 4 (*Forest Lands*);
 7. Existing structures shall comply with the minimum setback standards of Subsections 406.07(B) through (D) from new property lines; and
 8. The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner and the landowner's successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.
- C. Homestead Dwelling Land Division: A land division may be approved for the establishment of a parcel for an existing dwelling, subject to the following criteria:

1. The parcel established for the existing dwelling shall not be larger than five acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall be no larger than 10 acres;
 2. The dwelling existed prior to June 1, 1995;
 3. The remaining parcel, not containing the existing dwelling, is:
 - a. At least 80 acres; or
 - b. The remaining parcel, not containing the existing dwelling, is consolidated with another parcel, and together the parcels total at least 80 acres;
 4. The remaining parcel, not containing the existing dwelling, is not entitled to a dwelling unless subsequently authorized by law or goal;
 5. The landowner shall provide evidence that an irrevocable deed restriction on the remaining parcel, not containing the existing dwelling, has been recorded with the County Clerk. The restriction shall state that the parcel is not entitled to a dwelling unless subsequently authorized by law or goal and shall be irrevocable unless a statement of release is signed by the Planning Director that the law or goal has changed in such a manner that the parcel is no longer subject to statewide planning goals pertaining to agricultural or forest land; and
 6. The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner and the landowner's successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.
- D. Conditional Use Divisions: A land division creating parcels less than 80 acres in size may be approved for a conditional use to which Subsection 406.05(A)(6) is applicable, subject to the following criteria:
1. The parcel created for the conditional use shall be the minimum size necessary for the use;
 2. Either the conditional use was approved pursuant to Subsections 406.05(A)(1) and (2), or—for those uses not subject to Subsections 406.05(A)(1) and (2)—compliance with Subsections 406.05(A)(1) and (2) shall be demonstrated; and
 3. The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

- E. Parks/Open Space/Land Conservation Divisions: A land division for a provider of public parks or open space, or a not-for-profit land conservation organization, may be approved subject to Oregon Revised Statutes (ORS) 215.783. In addition, the landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.
- F. Forest Practice Divisions: A land division creating parcels less than 80 acres in size may be approved, subject to the following criteria:
1. The division will facilitate a forest practice as defined in ORS 527.620;
 2. There are unique property specific characteristics present in the proposed parcel that require an amount of land smaller than 80 acres in order to conduct the forest practice;
 3. Parcels created pursuant to Subsection 406.09(F):
 - a. Are not eligible for siting of a new dwelling;
 - b. May not serve as the justification for the siting of a future dwelling on other lots of record;
 - c. May not, as a result of the land division, be used to justify redesignation or rezoning of resource lands; and
 - d. May not result in a parcel of less than 35 acres, unless the purpose of the land division is to:
 - i. Facilitate an exchange of lands involving a governmental agency; or
 - ii. Allow transactions in which at least one participant is a person with a cumulative ownership of at least 2,000 acres of forest land; and
 - e. The landowner shall sign a statement that shall be recorded with the County Clerk, declaring that the landowner and the landowner's successors in interest will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.
- G. Land Divisions Along an Urban Growth Boundary: A division of a lot of record may occur along an urban growth boundary where the parcel remaining outside the urban growth boundary is zoned AG/F or TBR and is smaller than 80 acres, subject to the following criteria:
1. If the parcel contains a dwelling, the parcel must be large enough to support continued residential use.
 2. If the parcel does not contain a dwelling, the parcel:

- a. Is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;
- b. May not be considered in approving or denying an application for any other dwelling;
- c. May not be considered in approving a redesignation or rezoning of forest lands, except to allow a public park, open space, or other natural resource use; and
- d. The owner of the parcel shall record with the county clerk an irrevocable deed restriction prohibiting the owner and all successors in interest from pursuing a cause of action or claim of relief alleging injury from farming or forest practices for which a claim or action is not allowed under ORS 30.936 or 30.937.

406.10 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for any use requiring review of a Type I or II application shall include an accurate site plan drawn to scale on eight-and-one-half-inch by 11-inch or eight-and-one-half-inch by 14-inch paper, showing the subject property and proposal.

406.11 APPROVAL PERIOD AND TIME EXTENSION

- A. Approval Period: Approval of a Type I or II application is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented. "Implemented" means:
 1. For a land division, the final plat shall be recorded with the County Clerk. If a final plat is not required under Oregon Revised Statutes chapter 92, deeds with the legal descriptions of the new parcels shall be recorded with the County Clerk; or
 2. For all other applications, a building or manufactured dwelling placement permit for a new primary structure that was the subject of the application shall be obtained and maintained. -If no building or manufactured dwelling placement permit is required, all other necessary County development permits shall be obtained and maintained.
- B. Time Extension: If the approval of a Type I or II application is not implemented within the initial approval period established by Subsection 406.11(A), a two-year time extension may be approved pursuant to Section 1310, *Time Extension*.

- C. Subsections 406.11(A) and (B) do not apply to home occupations or conditional uses, which shall be subject to any applicable approval period and time extension provisions of Sections 822, *Home Occupations* or 1203, *Conditional Uses*, respectively.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-230, 9/26/11; Amended by Ord. ZDO-234, 6/7/12; Amended by Ord. ZDO-245, 7/1/13; Amended by Ord. ZDO-247, 3/1/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-262, 5/23/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

Summary of Proposed Amendments to Section 510, *Neighborhood Commercial (NC), Community Commercial (C-2), Regional Center Commercial (RCC), Retail Commercial (RTL), Corridor Commercial (CC), General Commercial (c-3), Planned Mixed Use (PMU), Station Community Mixed Use (SCMU), Office Apartment (OA), Office Commercial (OC), and Regional Center Office (RCO) Districts*

1. Identify dog services, including boarding, daycare, and grooming, as an already allowed use in the C-2 District.
2. Correct citations in notes to Table 510-1, *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*.
3. Provide consistency in spacing.

510 NEIGHBORHOOD COMMERCIAL (NC), COMMUNITY COMMERCIAL (C-2), REGIONAL CENTER COMMERCIAL (RCC), RETAIL COMMERCIAL (RTL), CORRIDOR COMMERCIAL (CC), GENERAL COMMERCIAL (C-3), PLANNED MIXED USE (PMU), STATION COMMUNITY MIXED USE (SCMU), OFFICE APARTMENT (OA), OFFICE COMMERCIAL (OC), AND REGIONAL CENTER OFFICE (RCO) DISTRICTS

510.01 PURPOSE

Section 510 is adopted to implement the policies of the Comprehensive Plan for the Neighborhood Commercial zoning district and Community Commercial, Regional Center Commercial, Retail Commercial, Corridor Commercial, General Commercial, Planned Mixed Use, Station Community Mixed Use, Office Apartment, Office Commercial, and Regional Center Office areas.

510.02 APPLICABILITY

Section 510 applies to land in the Neighborhood Commercial (NC) Community Commercial (C-2), Regional Center Commercial (RCC), Retail Commercial (RTL), Corridor Commercial (CC), General Commercial (C-3), Planned Mixed Use (PMU), Station Community Mixed Use (SCMU), Office Apartment (OA), Office Commercial (OA), and Regional Center Office (RCO) Districts, hereinafter collectively referred to as the urban commercial and mixed-use zoning districts.

510.03 USES PERMITTED

Uses permitted in each zoning district are listed in Table 510-1, *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*. In addition, uses similar to one or more of the listed uses for the applicable zoning district may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 510-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “L” means the use is a limited use and shall be developed concurrently with, or after, a primary use.
4. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
5. “S” means the use may be authorized only pursuant to Section 106; however, identifying a use as “S” does not indicate that any determination has been made regarding whether the use will be authorized pursuant to Section 106.

6. “X” means the use is prohibited.
 7. Numbers in superscript correspond to the notes that follow Table 510-1.
- B. If a use is identified in Table 510-1 as prohibited, it is prohibited even if it also falls within a broader use description that is permitted in the applicable zoning district. For example, a car wash may be prohibited even if commercial services in general are permitted.
 - C. If a use is included in more than one use description in Table 510-1, the more specific listing applies. For example, if a car wash is a conditional use, but commercial services in general are a primary use, the car wash shall be reviewed as a conditional use. Notwithstanding this provision, a use may be included in two of the following categories because it is allowed with fewer restrictions in one category than another: primary, accessory, limited, and conditional. In that case, the use may be approved in either category, to the extent that it complies with the respective approval criteria. For example, child care facilities may be permitted as a limited use with a maximum building floor area and as a conditional use without a maximum building floor area.
 - D. Permitted uses are subject to the applicable provisions of Subsection 510.04, *Dimensional Standards*, Subsection 510.05, *Development Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

510.04 DIMENSIONAL STANDARDS

Dimensional standards applicable in the urban commercial and mixed-use zoning districts are listed in Table 510-2, *Dimensional Standards in the Urban Commercial and Mixed-Use Zoning Districts*. Modifications to the standards of Table 510-2 are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1012, *Lot Size and Density*; 1107, *Property Line Adjustments*; and 1205, *Variances*. As used in Table 510-2, numbers in superscript correspond to the notes that follow Table 510-2.

510.05 DEVELOPMENT STANDARDS

The following development standards apply:

- A. Outdoor Operations in the NC District: In the NC District, primary and accessory uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure.
- B. Operational Impacts in the C-2 and C-3 Districts: In the C-2 and C-3 Districts, processes and equipment employed and goods processed or sold shall be limited to those that are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried wastes.

- C. Storage in the C-2 District: In the C-2 District, storage of materials and merchandise shall be confined and contained within completely enclosed buildings.
- D. Outdoor Operations in the RCC District: In the RCC District:
1. Primary commercial uses are permitted provided that outdoor display and storage shall be limited to no more than five percent of the building coverage.
 2. Outdoor sales and services are prohibited.
- E. Outdoor Operations in the RTL District: In the RTL District, primary commercial uses and conditional uses are permitted provided that:
1. Outdoor display and storage shall be limited to no more than five percent of the building coverage.
 2. Notwithstanding Subsection 510.05(E)(1), auto body, recreational vehicle, and boat repair businesses shall store within a completely enclosed structure those vehicles and equipment that are damaged or being repaired.
 3. Primary commercial uses shall conduct most activities within a completely enclosed structure.
- F. Outdoor Sales and Storage in the PMU District: In the PMU District, outdoor sales, except temporary sidewalk sales and sidewalk cafes and food vendors, are prohibited. Also prohibited is permanent outdoor storage of materials or products.
- G. Site-Specific Standards in the PMU District: Six sites have a Comprehensive Plan designation of PMU. These sites are designated PMU1 through PMU6 and are identified on Comprehensive Plan Map IV-6, *North Urban Area Land Use Plan Map*. When one of these sites is zoned Planned Mixed Use District, a site number corresponding to the number designated by the Comprehensive Plan is assigned. A PMU site shall comply with the specific standards for that site identified in Table 510-3, *Site-Specific Requirements for the PMU District*, except that there are no site-specific standards for PMU6. As used in Table 510-3, numbers in superscript correspond to the notes that follow Table 510-3.
- H. Outdoor Operations in the SCMU District: In the SCMU District, outdoor displays, processes, or storage, except for the storage of solid waste and recyclables either as required by Section 1021, *Solid Waste and Recyclable Material Collection*, or as an accessory use to an attached single-family dwelling, are prohibited.

- I. Outdoor Operations in the OA District: In the OA District, all primary and accessory uses associated with office uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure. For the purposes of this provision, “office uses” include the following uses from Table 510-1, *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*: Business Services, Financial Institutions, Information Services, Offices, Office and Outpatient Clinics, and Research Facilities and Laboratories.
- J. Outdoor Storage and Display in the OC District: In the OC District, outdoor storage or display of materials or products is prohibited.
- K. Outdoor Sales, Storage, and Display in the RCO District: In the RCO District, outdoor sales, storage, or display of materials or products is prohibited.
- L. Condominiums: Any of the following types of dwellings, if permitted in the subject zoning district, may be platted as condominiums: detached single-family dwellings, attached single-family dwellings, two-family dwellings, three-family dwellings, and multifamily dwellings. In the case of attached single-family dwellings, condominium platting supersedes the requirement that each dwelling unit be on a separate lot of record.

Table 510-1: Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care home, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms , television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A	A	A	A	A	A	A	A	A	A
Assembly Facilities , including auditoriums, community centers, convention facilities, exhibition halls, fraternal organization lodges, places of worship, senior centers, and theaters for the performing arts	C	P	P,C ⁴	P	P	P	P	P	S	P,C ⁴	P,C ⁴
Bed and Breakfast Residences and Inns , subject to Section 832	P	P	X	P	P	P	X	X	X	P	X
Bus Shelters	A	A	P	P	P	P	P	P	A	P	P
Child Care Facilities	P	P	P	P	P	P	P	P	P	L ⁵ ,C	L ⁶ ,C

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Civic and Cultural Facilities , including art galleries, museums, and visitor centers	P	P	P	P	P	P	P	P	P	P	P
Composting Facilities	X	X	X	X	X	X	X	X	X	X	X
Congregate Housing Facilities	X	X	P ^{7,8}	P ⁹	P ⁹	P ⁹	P	P	L	P ⁹	P ^{7,8}
Daycare Services, Adult	P	P	P	P	P	P	P	P	P	L ^{5,C}	L ^{6,C}
<u>Dog Services, including boarding, daycare, and grooming</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Drive-Thru Window Services , subject to Section 827	C	A	A ¹⁰	A	A	A	A ¹¹	X	X	A ¹¹	A ¹¹
Dwellings, Attached Single-Family	X	A	X	A	X	A	P	P	L ¹²	X	X
Dwellings, Detached Single-Family	A	A	X	A	X	A	X	X	X	X	X
Dwellings, Multifamily	X	X	P ⁷	P ⁹	P ⁹	P ⁹	P	P	L ¹³	P ⁹	P ⁷
Dwellings, Three-Family	X	X	X	P	P	P	P	P	L ¹³	P	X
Dwellings, Two-Family	X	A	X	P	P	P	P	P	L ¹³	P	X
Electric Vehicle Charging Stations	A,C	P	A	A,C	P	P	A	A	A	A	A
Employee Amenities , such as cafeterias, clinics, child care facilities, fitness facilities, lounges, and recreational facilities	A	A	A	A	A	A	A	A	A ¹⁴	A ¹⁴	A ¹⁴
Entertainment Facilities , including arcades, billiard halls, bowling alleys, miniature golf courses, and movie theaters	C ¹⁵	P ¹⁵	P ¹⁵	P	P	P	P ¹⁵	P ^{15,16}	S	C ^{15,17}	L ^{6,15}
Farmers' Markets , subject to Section 840	P	P	P	P	P	P	P	P	P	P	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	P	P	P	P	P	P	P	P	P	P	P

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	P ¹⁵	P ¹⁵	P ¹⁵	P	P	P	P ¹⁵	P ^{15,16}	L ^{15,18}	C ¹⁵	L ^{15,19}
Government Uses , including fire stations, police stations, and post offices	C	P	P	P	P	P	P	P	P	P	P
Heliports	X	X	C ²⁰	C	C	C	X	X	X	C ²⁰	C ²⁰
Helistops	X	X	C ²⁰	C	C	C	C	C	X	C ²⁰	C ²⁰
Home Occupations , including bed and breakfast homestays, subject to Section 822	A	A	A	A	A	A	A	A	A	A	A
Hospitals	X	X	X	X	X	X	X	X	X	C	C
Hotels	P	P	P	P	P	P	P	P ¹⁶	S	L ^{5,21} ,C ²¹	P ²¹
Hydroelectric Facilities	X	C	X	C	X	C	X	X	X	X	X
Libraries	P	P	P	P	P	P	P	P	P	P	P
Manufacturing , including the mechanical, physical, or chemical transformation of materials, substances, or components into new products and the assembly of component parts, but excluding the primary processing of raw materials	S ²²	S ²³	S	S	P	P	S	P ^{24,25}	S	P ²⁶	S
Manufacturing of Edible or Drinkable Products Retailed on the Same Site , including the primary processing of raw materials (e.g., malt, milk, spices) that are ingredients in edible or drinkable products retailed on the same site, and also including the wholesale distribution of edible or drinkable products that are manufactured and retailed on the same site.	S	P	S	S	P	P	S	P ^{24,25}	S	P ²⁶	S
Marijuana Processing	X	X	X	X	P ²⁷	P ²⁷	X	P ^{24,27}	X	P ^{26,27}	X

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Marijuana Production	X	X	X	X	X	X	X	X	X	X	X
Marijuana Retailing , subject to Section 841	P	P	P	P	P	P	P	P ¹⁶	X	P ¹⁷	L ⁶
Marijuana Wholesaling	X	X	X	X	X	X	X	X	X	X	X
Mobile Vending Units , subject to Section 837	P	P	P	P	P	P	P	P	A ²⁸	A ²⁸	A ²⁸
Motels	P	P	P	P	P	P	P	P ¹⁶	S	L ^{5,29} ,C ²⁹	L ⁶
Multi-Use Developments , subject to Section 844	X	X	X	X	X	C	X	X	X	C	X
Nursing Homes	X	X	X	X	X	X	P	P	L	X	X
Offices , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: accounting services, architectural services, business management services, call centers, employment agencies, engineering services, governmental services, income tax services, insurance services, legal services, manufacturer’s representatives, office management services, property management services, real estate agencies, and travel agencies.	P	P	P	P	P	P	P	P	P	P	P
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy.	P	P	P	P	P	P	P	P	P	P	P
Parking Lots	A	A	A	A	P	P	A	A	A	P ³⁰	A
Parking Structures	X	A ³¹	P ³⁰	P ³⁰	P	P	A	A	A ³¹	P ³⁰	P ³⁰

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Parks, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; equine facilities; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; miniature golf, putting greens, and sports courts; nature preserves and wildlife sanctuaries; picnic areas and structures; play equipment and playgrounds; tables and seating; and similar recreational uses. Accessory uses to a park may include concessions, maintenance facilities, restrooms, and similar support uses.	P	P	P	P	P	P	P	P	P	P	P
Pedestrian Amenities	P	P	P	P	P	P	P	P	P	P	P
Public Utility Facilities	S	C	C ³²	C ³²	C	C	S	S	S	S	S
Race Tracks, Outdoor	X	X	X	X	X	C	X	X	X	X	X
Radio and Television Studios , excluding transmission towers	C	P	P	P	P	P	P	P	S	P	P
Radio and Television Transmission and Receiving Towers and Earth Stations ³³	S	C	S	S	C	C	S	S	S	S	S
Radio and Television Transmission and Receiving Earth Stations	S	C	C	C	C	C	A	S	S	S	S

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Recreational Sports Facilities for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. These facilities may be used for any of the following: general recreation, instruction, practice, and competitions.	P ¹⁵	P ¹⁵	P ¹⁵	P	P	P	P ¹⁵	P ^{15,16}	S	C ¹⁵	L ^{15,19}
Recyclable Drop-Off Sites , subject to Section 819	A	A	A ³⁴	A ³⁴	A	A	A ³⁴	A ³⁴	A ³⁴	A ³⁴	A ³⁴
Research Facilities and Laboratories , including medical laboratories, medical research, product design and testing, and product research and development	S	S	S	S	P	P	P ²⁶	P	P ³⁵	P ³⁵	P ²⁶
Retailing —whether by sale, lease, or rent—of new or used products	S	S	P	P	P	P	P	P ¹⁶	S	C ¹⁷	L ⁶
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	P	P	P	P	P	P	P	P ¹⁶	L ^{18,36} ,S	L ^{5,36} ,C ¹⁷	L ⁶

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Retailing —whether by sale, lease, or rent—of any of the following new or used products: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	S	S	P	P	P	P	X	X	X	C ¹⁷	L ⁶
Retailing —whether by sale, lease, or rent—of any of the following new or used products: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	P	P	P	X	X	X	X	X
Roads	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Schools	P ³⁷	P ³⁷	P	P	P	P	P	P	L ³⁸	P	P
Service Stations	C	P	X	C	P	P	X	X	X	X	X
Services, Business , including computer rental workstations; leasing, maintenance, repair, and sale of communications and office equipment; mailing; notary public; photocopying; and printing	P	P	P	P	P	P	P	P	P	P	P
Services, Commercial	S	S	P	P	P	P	P	P ¹⁶	S	C ¹⁷	L ⁶
Services, Commercial—Car Washes	S	S	X	C	P	P	P	X	X	X	X
Services, Commercial—Construction and Maintenance , including contractors engaged in construction and maintenance of electrical and plumbing systems	C	P	P	P	P	P	P	S	S	C ¹⁷	L ⁶

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Services, Commercial—Food and Beverage, including catering and eating and drinking establishments	P	P	P	P	P	P	P	P ¹⁶	L ¹⁸	L ^{5,C³⁹}	L ^{6,40}
Services, Commercial—Maintenance and Repair of any of the following: appliances, bicycles, electronic equipment, guns, housewares, musical instruments, optical goods, signs, small power equipment, sporting goods, and tools	P	P	P	P	P	P	P	P ¹⁶	S	C ¹⁷	L ⁶
Services, Commercial—Maintenance and Repair of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	C	P	P	P	P	P	X	X	X	C ¹⁷	L ⁶
Services, Commercial—Maintenance and Repair of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	P	P	P	X	X	X	X	X
Services, Commercial—Miscellaneous, including food lockers, interior decorating, locksmith, upholstery, and veterinary	P	P	P	P	P	P	P	P ¹⁶	S	C ¹⁷	L ⁶

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	P	P	P	P	P	P	P	P ¹⁶	L ¹⁸	L ⁵	L ⁶
Services, Commercial—Mini-Storage/Self-Storage Facilities	S	S	X	C	P	P	X	X	S	X	X
Services, Commercial—Storage of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	S	S	X	C	P	P	X	X	X	X	X
Services, Commercial—Storage of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	C	P	P	X	X	X	X	X
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	P	P	P	P	P	P	P	P ¹⁶	S	P	P
Services, Commercial—Truck Stops	X	X	X	X	P	P	X	X	X	X	X
Services, Information , including blueprinting, bookbinding, photo processing, photo reproduction, printing, and publishing	S	S	S	S	P	P	P	P ²⁴	P	P	P
Signs , subject to Section 1010	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹	A ⁴¹
Stadiums, Outdoor	X	X	X	X	X	C	X	X	X	X	X

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Telephone Exchanges	S	C	C	C	C	C	S	S	S	S	S
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A	A	A	A	A	A	A	A	A	A	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A	A	A	A	A	A	A	A	A
Transit Facilities , including transit centers, transit park-and-rides, transit stations, and transit stops	S	S	P	P	P	P	P	P	S	P	P
Utility Carrier Cabinets , subject to Section 830	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²	P,C ⁴²
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1	P	P	P	P	P	P	See Table 835-1	P	P	P

- ¹ Required primary uses for each Planned Mixed Use site are listed in Table 510-3, *Site-Specific Requirements for the PMU District*.
- ² A minimum of 60 percent of the total building floor area on a site shall be primary use(s).
- ³ A maximum of 40 percent of the total building floor area on a site may be limited use(s).
- ⁴ An assembly facility with a maximum capacity of more than 500 people is a conditional use.
- ⁵ The maximum combined building floor area of the use, and any other limited uses, shall be 20 percent of the building floor area of primary uses in the same development.
- ⁶ The use is permitted only:
 - a. In a multistory building with a primary use, up to a maximum building floor area equal to the building floor area of the first floor; or

b. On the ground-level floor of a freestanding parking structure.

- 7 Freestanding congregate housing facilities and freestanding multifamily dwellings are subject to the development and dimensional standards applicable to congregate housing facilities and multifamily dwellings in the RCHDR District. -This requirement does not apply to congregate housing facilities or multifamily dwellings in a mixed-use building.
- 8 A congregate housing facility shall have a minimum of four dwelling units.
- 9 Freestanding congregate housing facilities and freestanding multifamily dwellings are subject to the development and dimensional standards applicable to congregate housing facilities and multifamily dwellings in the HDR District. -With the exception of compliance with the maximum density standard, this requirement does not apply to congregate housing facilities or multifamily dwellings in a mixed-use building.
- 10 Drive-thru window service is prohibited on streets designated as Main Streets on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan, Urban Design Elements*.
- 11 Drive-thru window service is permitted only if it is accessory to a financial institution and only if the financial institution is not on a street designated as a Main Street on Comprehensive Plan Map X-CRC-3.
- 12 Attached single-family dwellings, subject to the density standards of the VTH District, may be developed in the same building as a primary use.
- 13 Two-family, three-family and multifamily dwellings, subject to the density standards of the MR-2 District, may be developed in the same building as a primary use.
- 14 Employee amenities shall be located in the same structure as the use to which they are accessory.
- 15 Only indoor facilities are permitted.
- 16 A maximum of 40,000 square feet of ground-floor building floor area may be occupied by any one business, regardless of the number of buildings occupied by that business. -In addition, the total ground-floor building floor area occupied by any combination of uses subject to Note ~~18-16~~ shall not exceed 40,000 square feet in a single building.
- 17 The maximum combined building floor area of the use, any limited uses, and any other uses subject to Note ~~1917~~, shall be 20 percent of the building floor area of primary uses in the same development.
- 18 An individual use shall not exceed 2,500 square feet of building floor area. -In addition, the maximum combined building floor area of an individual use, and any other uses subject to Note ~~2018~~, shall be 10 percent of the total building floor area in the same development.
- 19 The use may be allowed in conjunction with a primary use on the site, subject to the following criteria:
- a. If the primary use on the site is an office use, the minimum floor area ratio (FAR) standard of Table 510-2 may be modified as follows for a lot of greater than two and one-half acres in size:
 - i. The minimum FAR for the office use shall be 0.75; and

- ii. The minimum FAR for the fitness facility or recreational sports facility and the office use combined shall be 1.0.
 - b. If the primary use on the site is a multifamily dwelling, the site area developed with the fitness facility or recreational sports facility and any parking or accessory structures used exclusively for the fitness facility or recreational sports facility shall be included in the net acreage when calculating minimum density pursuant to Table 510-2.
 - c. The fitness facility or recreational sports facility shall be developed concurrently with, or after, a primary use.
- 20 This use is permitted only in conjunction with a primary or another conditional use.
- 21 Also permitted are associated gift shops, newsstands, and eating and drinking establishments, all of which shall be located in the same building as the hotel.
- 22 In the NC District, sign production is a conditional use.
- 23 In the C-2 District, sign production is a permitted use.
- 24 These uses are permitted with a maximum of 10,000 square feet of building floor area per building, if part of a mixed-use development and if the combined building floor area of the use, and any other uses subject to Note ~~2624~~, does not exceed 25 percent of the building floor area of the mixed-use development.
- 25 Manufacturing of the following is prohibited: explosive devices; incendiary devices; and renewable fuel resources, such as alcohol, biomass, and methanol.
- 26 This use is permitted only if it has physical and operational requirements that are similar to those of other primary uses allowed in the same zoning district.
- 27 Marijuana processing shall be located entirely within one or more completely enclosed buildings. -The processing, compounding, or conversion of marijuana into cannabinoid concentrates or cannabinoid extracts is prohibited.
- 28 Only level one mobile vending units are permitted.
- 29 Also permitted are associated gift shops, newsstands, and eating and drinking establishments, all of which shall be located in the same building as the motel.
- 30 The parking is permitted to serve only developments located in the same zoning district as the subject property.
- 31 This use is limited to understructure parking.
- 32 Only substations are permitted.
- 33 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- 34 Recyclable drop-off sites are permitted only if accessory to an institutional use.

- 35 No operation shall be conducted or equipment used which would create hazards and/or noxious or offensive conditions.
- 36 Only retailing of videos is permitted as a limited use. -All other retailing in this use category requires review pursuant to Section 106 in the OA District and is a conditional use, subject to Note ~~1917~~, in the OC District.
- 37 Only commercial schools are permitted.
- 38 Schools shall be limited to no more than 30 percent of the total building floor area on a site.
- 39 An eating and drinking establishment may be permitted as a conditional use, provided that it complies with a minimum of five of the following criteria:
- a. Has a minimum seating capacity of 75;
 - b. Specializes in gourmet, ethnic, or specialty cuisine;
 - c. Includes banquet facilities and services;
 - d. Provides live entertainment at least two nights a week;
 - e. Utilizes custom architectural design and/or collections of artistic, cultural, or historic items to produce a distinctive thematic decor or atmosphere;
 - f. Has an Oregon Liquor Control Commission license to serve beer and wine; or
 - g. Employs only chefs who have graduated from a recognized culinary institute, or who have outstanding qualifications or reputations for their culinary skills.
- 40 Notwithstanding Note ~~106~~, a freestanding eating and drinking establishment shall be allowed in conjunction with a primary use in the same development, subject to the following criteria:
- a. The building floor area of the freestanding eating and drinking establishment shall not exceed 5,000 square feet.
 - b. If the primary use in the same development is an office use, as defined in Note ~~26-23~~ to Table 510-2, *Dimensional Standards in the Urban Commercial and Mixed-Use Zoning Districts*, the floor area ratio of the development, including the eating and drinking establishment, shall comply with the minimum floor area ratio standard for primary office uses in Table 510-2.
 - c. If the primary use in the same development is a multifamily dwelling or a congregate housing facility, the acreage developed with the eating and drinking establishment, and any parking or accessory structures that are used exclusively for the eating and drinking establishment, may be subtracted from the total acreage when calculating minimum density pursuant to Table 510-2.
 - d. The eating and drinking establishment shall be developed concurrently with, or after, a primary use.
- 41 Temporary signs regulated under Subsection 1010.13(A) are a primary use.

- ⁴² Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 510-2: Dimensional Standards in the Urban Commercial and Mixed-Use Zoning Districts

Standard	NC	C-2	RCC	RTL	CC	C-3	PMU	SCMU	OA	OC	RCO
Minimum Lot Size	7,260 square feet ^{1,2}	None	1 acre ^{2,3}	½ acre ^{2,3}	None	None	PMU1: None PMU2: 2 acres PMU3: 3 acres PMU4: ½ acre PMU5: 10 acres PMU6: 5 acres	½ acre ^{2,4}	None	1 acre ^{2,3}	2½ acres ^{2,3}
Minimum Street Frontage	None	None	None	None	None	None	None	100 feet ⁵	None	None	None
Maximum Front Setback	20 feet ⁶	20 feet ⁶	20 feet ⁷	20 feet ⁶	20 feet ⁶	20 feet ⁶	20 feet ^{7,8}	See Subsection 1005.10	20 feet ⁶	20 feet ⁶	20 feet ⁷
Minimum Front Setback	0	15 feet	5 feet ⁹	15 feet	15 feet	15 feet	0	See Subsection 1005.10	10 feet	15 feet	5 feet ⁹

Standard	NC	C-2	RCC	RTL	CC	C-3	PMU	SCMU	OA	OC	RCO
Minimum Rear Setback	0	0 ¹⁰	0 ¹¹	0 ¹²	0 ¹²	0 ¹²	0 ^{8,10}	See Subsection 1005.10	10 feet ¹³	10 feet ¹¹	0 ¹⁴
Minimum Side Setback	0	0 ¹⁵	0 ¹⁵	0 ¹⁶	0 ¹⁶	0 ¹⁶	0 ^{8,15}	See Subsection 1005.10	6 feet ¹⁷	10 feet ¹⁸	0 ¹⁵
Maximum Building Height	35 feet	None ¹⁹	None	None	None	None	None	None	45 feet	None ²⁰	None
Minimum Floor Area Ratio	None	None	0.3 for a retail development; 0.5 for an office development ²¹	None	None	None	See Table 510-3.	None	None	None	0.5 for primary office uses on lots of 2½ acres or less; 1.0 for primary office uses on lots greater than 2½ acres ^{21, 22, 23}
Maximum Building Floor Area per Use	5,000 square feet	None	None	None	None	None	None	None	None	None	None

Standard	NC	C-2	RCC	RTL	CC	C-3	PMU	SCMU	OA	OC	RCO
Minimum Density	None	None	30 dwelling units per net acre for freestanding multifamily dwellings and freestanding congregate housing facilities; none if these uses are in a building with another primary use ²⁴	None	None	None	See Table 510-3	20 dwelling units per net acre for residential development; none for mixed-use development ²⁴	None	None	30 dwelling units per net acre for freestanding multifamily dwellings and freestanding congregate housing facilities; none if these uses are in a building with another primary use or with a limited use other than a fitness facility or a freestanding restaurant ²⁴

Notes to Table 510-2:

- ¹ The minimum lot size for land with a Comprehensive Plan land use plan designation of Low Density Residential shall be the same as that allowed by the zoning district that applied to the subject property immediately prior to the application of the NC zoning district.
- ² The minimum lot size standard applies only to subdivisions, partitions, and property line adjustments. Notwithstanding the minimum lot size standard, an undersized lot of record may be developed, subject to other applicable standards of this Ordinance.

- 3 No minimum lot size standard applies to a lot created by partition or subdivision or adjusted through a property line adjustment, provided that the newly created or adjusted lot is developed only with a dwelling classified as a nonconforming use and uses accessory to that dwelling.
- 4 The minimum is 2,000 square feet for a lot developed only with an attached single-family dwelling and uses accessory to that dwelling.
- 5 The minimum street frontage standard applies only to subdivisions, partitions, and property line adjustments. The minimum for a lot of record on the outer radius of a curved street or the circular end of a cul-de-sac is 35 feet measured on the arc. The minimum for a lot of record developed only with an attached single-family dwelling, and uses accessory to that dwelling, shall be 20 feet. A lot of record with frontage on more than one street shall meet the minimum on each street.
- 6 The maximum front setback standard applies only if required by Subsection 1005.03(H). However, see Subsection 1005.03(E) for a related standard.
- 7 The maximum front setback standard shall be met for all buildings except freestanding parking structures. However, the maximum front setback may be exceeded to the minimum extent necessary to accommodate pedestrian amenities. If a lot has more than one front lot line, the standard must be met for only one. A private road used to satisfy the maximum front setback standard must comply with Subsection 1005.08(G). The maximum front setback from Main Streets identified on Comprehensive Plan Map X-CRC-3 is 10 feet.
- 8 In lieu of complying with the standard, an applicant for design review on a site of 25 acres or larger may propose alternate setback standards. The alternate standards, or any part thereof, shall be approved if they are found to be equally effective as the regular standards in establishing a visual image, sense of place, and quality pedestrian environment for the area.
- 9 There is no minimum setback from a front lot line that abuts a Main Street identified on Comprehensive Plan Map X-CRC-3.
- 10 If the rear lot line abuts a residential zoning district, the minimum shall be 15 feet.
- 11 If the rear lot line abuts a residential zoning district, the minimum shall be 35 feet.
- 12 If the rear lot line abuts a residential zoning district, the minimum shall be 15 feet plus one foot for each one-foot increase in building height over 35 feet. Height increments of less than one foot shall be rounded up to the nearest foot. For example, if the building height is 38.8 feet, the minimum setback shall be 19 feet.

- ¹³ If the rear lot line abuts an Urban Low Density Residential, VR-4/5, or VR-5/7 zoning district, the minimum shall be: 10 feet for the portion of a building that is 25 feet or less in height; 20 feet for the portion of a building that is greater than 25 feet and less than or equal to 35 feet in height; and 40 feet for the portion of a building that is greater than 35 feet and less than or equal to 45 feet in height.
- ¹⁴ If the rear lot line abuts a residential zoning district, the minimum shall be 35 feet plus one foot for each one-foot increase in building height over 35 feet. Height increments of less than one foot shall be rounded up to the nearest foot. For example, if the building height is 38.8 feet, the minimum setback shall be 39 feet.
- ¹⁵ If the side lot line abuts a residential zoning district, the minimum shall be 15 feet.
- ¹⁶ If the side lot line abuts a residential zoning district, the minimum side yard setback shall be 15 feet plus one foot for each one-foot increase in building height over 35 feet. Height increments of less than one foot shall be rounded up to the nearest foot. For example, if the building height is 38.8 feet, the minimum setback shall be 19 feet.
- ¹⁷ If the side lot line abuts an Urban Low Density Residential, VR-4/5, or VR-5/7 zoning district, the minimum shall be: six feet for the portion of a building that is 25 feet or less in height; 16 feet for the portion of a building that is greater than 25 feet and less than or equal to 35 feet in height; and 40 feet for the portion of a building that is greater than 35 feet and less than or equal to 45 feet in height.
- ¹⁸ If the side lot line abuts a residential zoning district, the minimum shall be 35 feet.
- ¹⁹ If the subject property abuts a residential zoning district, the maximum building height shall be 35 feet.
- ²⁰ If the building is located less than 100 feet from an Urban Low Density Residential, VR-4/5, or VR-5/7 District, the maximum building height shall be equal to the building's distance from the Urban Low Density Residential, VR-4/5, or VR-5/7 District.
- ²¹ Floor area ratio shall be calculated pursuant to Subsection 1005.03(K).
- ²² With a master plan approved pursuant to Subsection 1102.03(B), a lot greater than two and one-half acres may be developed in phases provided that the minimum floor area ratio of each phase prior to the final phase is 0.5 and that the minimum floor area ratio of 1.0 is achieved for the entire lot with development of the final phase.

- ²³ For the purposes of this provision, “office uses” include the following uses from Table 510-1, *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*: Business Services, Financial Institutions, Information Services, Offices, Offices and Outpatient Clinics, and Research Facilities and Laboratories.
- ²⁴ Net acreage shall be calculated pursuant to Subsections 1012.08(A) and (B).

Table 510-3: Site-Specific Requirements for the PMU District

Land Uses & Areas Required	PMU1
Office uses ¹ , minimum square feet	525,000 square feet
Retail, entertainment, hotel, service commercial, theater, or equivalent, minimum square feet	500,000 square feet
Dwelling units, minimum number	200 dwelling units; demonstrate ability to accommodate 600 dwelling units
Public plaza	one-half- to one-acre plaza
Entertainment/recreational facility	
Transit facilities	
Preserve Phillips Creek and enhance Phillips Creek Greenway	
Land Uses & Areas Required	PMU 2, 3, 4, and 5
Office uses ¹ or residential uses ² , minimum site area	50 percent
Office uses ¹ , minimum floor area ratio (FAR)	0.5 for office uses on lots of two and one-half acres or less; 1.0 for office uses on lots greater than two and one-half acres, calculated pursuant to Subsection 1005.03(K). With a master plan approved pursuant to Subsection 1102.03(B), a lot greater than two and one-half acres may be developed in phases, provided that the minimum floor area ratio of each phase prior to the final phase is 0.5 and that the minimum floor area ratio of 1.0 is achieved for the entire lot with development of the final phase.
Retail uses and service commercial uses, minimum FAR	0.3, calculated pursuant to Subsection 1005.03(K)
Residential density ²	The minimum density for residential development shall be 30 dwelling units per net acre. Net acreage shall be calculated pursuant to Subsections 1012.08(A) and (B).

Notes to Table 510-3:

- ¹ For the purposes of this provision, “office uses” include the following uses from Table 510-1, *Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts*: Assembly Facilities, Business Services, Civic and Cultural Facilities, Financial Institutions, Information Services, Libraries, Offices, Offices and Outpatient Clinics, Radio and Television Studios, Research Facilities and Laboratories, and Schools.
- ² For the purposes of this provision, “residential uses” include the following uses from Table 510-1: Congregate Housing Facilities, Multifamily Dwellings, and Nursing Homes. However, nursing homes are excluded from the minimum residential density standard.

[Added by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

**Summary of Proposed Amendments to Section 511, Village Community Service District
(VCS)**

1. Identify roads as a permitted use in the VCS District.

511 VILLAGE COMMUNITY SERVICE DISTRICT (VCS)

511.01 PURPOSE

Section 511 is adopted to implement the policies of the Comprehensive Plan for Village Community Service areas.

511.02 APPLICABILITY

Section 511 applies to land in the Village Community Service (VCS) District.

511.03 USES PERMITTED

Uses permitted in the VCS District are listed in Table 511-1, *Permitted Uses in the VCS District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 511-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 511-1.

B. Permitted uses are subject to the applicable provisions of Subsection 511.04, *Dimensional Standards*, Subsection 511.05, *Development Standard*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

511.04 DIMENSIONAL STANDARDS

The following dimensional standards apply in the VCS District. Modifications to the dimensional standards are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

- A. Setback: The setback from lot lines abutting Oregon Trail Drive and Hines Drive shall be zero. The minimum setback from all other lot lines shall be five feet.
- B. Maximum Building Height: Maximum building height shall be 35 feet.

511.05 DEVELOPMENT STANDARD

All primary and accessory uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure.

Table 511-1: Permitted Uses in the VCS District

Use	VCS
Accessory Uses, Customarily Permitted , such as bicycle racks, cogeneration facilities, meeting facilities, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, storage of building maintenance and landscape maintenance equipment, and transit amenities	A
Assembly Facilities , including auditoriums, community centers, and senior centers	P
Athletic Clubs	C
Bus Shelters	A
Child Care Facilities	P
Civic and Cultural Facilities , including art galleries and museums	P ¹ ,C ²
Community Gardens	P
Composting Facilities	X
Daycare Services, Adult	P
Electric Vehicle Charging Stations	A
Employee Amenities , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A ³
Farmers' Markets , subject to Section 840	P
Government Uses , including fire stations, police stations, and post offices	P
Libraries	P
Marijuana Processing	X
Marijuana Production	X
Marijuana Retailing	X
Marijuana Wholesaling	X
Offices , including developer sales offices and professional offices	C
Offices , including government offices and utility offices	P
Pedestrian Amenities	P
Public Recreation Facilities	P

Use	VCS
Recyclable Drop-off Sites , subject to Section 819	A
<u>Roads</u>	<u>P</u>
Schools	P
Signs , subject to Section 1010	A ⁴
Telecommuting Support Services , including photocopying centers with fax and computer facilities	P
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A
Utility Carrier Cabinets , subject to Section 830	P,C ⁵
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1

Notes to Table 511-1:

- ¹ Museums are a primary use.
- ² Art galleries are a conditional use.
- ³ Employee amenities shall be located in the same structure as the use to which they are accessory.
- ⁴ Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- ⁵ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

[Added by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 512, Village Office District (VO)

1. Identify roads as a permitted use in the VO District.

512 VILLAGE OFFICE DISTRICT (VO)

512.01 PURPOSE

Section 512 is adopted to implement the policies of the Comprehensive Plan for Village Office areas.

512.02 APPLICABILITY

Section 512 applies to land in the Village Office (VO) District.

512.03 USES PERMITTED

Uses permitted in the VO District are listed in Table 512-1, *Permitted Uses in the VO District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 512-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “L” means the use is a limited use.
4. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
5. “X” means the use is prohibited.
6. Numbers in superscript correspond to the notes that follow Table 512-1.

B. Permitted uses are subject to the applicable provisions of Subsection 512.04, *Dimensional Standards*, Subsection 512.05, *Development Standard*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

512.04 DIMENSIONAL STANDARDS

The following dimensional standards apply in the VO District. Modifications to the dimensional standards are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

A. Maximum Front Setback: The maximum front setback shall be 50 feet from the centerline of 142nd Avenue, 75 feet from the centerline of Sunnyside Road, and 10 feet from lot lines abutting any other road. The maximum front setback may be exceeded to the minimum extent necessary to accommodate proposed pedestrian amenities.

- B. Minimum Front Setback: The minimum front setback shall be 40 feet from the centerline of 142nd Avenue, 65 feet from the centerline of Sunnyside Road, and five feet from lot lines abutting any other road. Awnings or other overhangs may extend a maximum of four feet into the minimum front yard depth.
- C. Rear Setback: The maximum and minimum front setback standards for lot lines abutting 142nd Avenue and Sunnyside Road shall apply even if a lot line abutting 142nd Avenue or Sunnyside Road is designated as a rear lot line pursuant to the definition of rear lot line in Section 202, *Definitions*.
- D. Maximum Building Height: Maximum building height shall be 45 feet.

512.05 DEVELOPMENT STANDARD

Primary and accessory uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure.

Table 512-1: Permitted Uses in the VO District

Use	VO
Accessory Uses, Customarily Permitted , such as bicycle racks, cogeneration facilities, meeting facilities, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, storage of building maintenance and landscape maintenance equipment, and transit amenities	A
Assembly Facilities , including auditoriums, community centers, convention facilities, exhibition halls, fraternal organization lodges, places of worship, senior centers, and theaters for the performing arts	C ^{1,2}
Bus Shelters	A
Child Care Facilities	L ^{3,4} ,C ⁵
Civic and Cultural Facilities , including art galleries and museums	C ¹
Composting Facilities	X
Daycare Services, Adult	L ^{3,6} ,C ⁵
Educational Institutes	C ⁷
Electric Vehicle Charging Stations	A
Employee Amenities , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A ⁸
Farmers’ Markets , subject to Section 840	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	P

Use	VO
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	C
Libraries	C ¹
Manufacturing , including the mechanical, physical, or chemical transformation of materials, substances, or components into new products; and the assembly of component parts. Primary processing of raw materials is prohibited.	P ⁹
Marijuana Processing	P ^{9,10}
Marijuana Production	X
Marijuana Retailing	X
Marijuana Wholesaling	X
Mobile Vending Units, Level One , subject to Section 837	A
Offices , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: architectural services, business management services, call centers, employment agencies, engineering services, governmental services, insurance services, legal services, manufacturer's representatives, office management services, property management services, real estate agencies, and travel agencies.	P
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy.	P
Pedestrian Amenities	P
Radio and Television Studios , excluding transmission towers	C ⁷
Recreational Sports Facilities for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. These facilities may be used for any of the following: general recreation, instruction, practice, and competitions.	C
Recyclable Drop-off Sites , subject to Section 819	A
Research Facilities and Laboratories , including medical laboratories, medical research, product design and testing, and product research and development	P ¹¹
<u>Roads</u>	<u>P</u>
Services, Business , including computer rental workstations; leasing, maintenance, repair, and sale of communications and office equipment; mailing; notary public; photocopying; and printing	P

Use	VO
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	L ³
Services, Information , including blueprinting, bookbinding, photo processing, photo reproduction, printing, and publishing	P
Signs , subject to Section 1010	A ¹²
Studios of the following types: art, dance, and music	C ⁷
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A
Trade Schools. Trade schools provide training in occupational skills. These facilities also may be referred to as technical schools, vocational schools, and career schools.	C ⁷
Utility Carrier Cabinets , subject to Section 830	P,C ¹³
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1

Notes to Table 512-1:

- ¹ This use is permitted only if there is no opportunity to locate it either in the VCS District or on land zoned VCS prior to annexation to the City of Happy Valley.
- ² An assembly facility shall have a maximum capacity of 500 people.
- ³ The maximum building floor area of the use, and any other limited uses, shall be 20 percent of the building floor area of primary uses in the same development.
- ⁴ The use shall be integrated within office buildings and shall neither exceed 1,500 square feet nor serve more than 13 children.
- ⁵ The use shall be located in the southern half of the VO District and shall be oriented toward the adjacent residential neighborhood.
- ⁶ The use shall be integrated within office buildings and shall neither exceed 1,500 square feet nor serve more than 13 adults.

- 7 This use is permitted only if there is no opportunity to locate it on land zoned Village Commercial District prior to annexation to the City of Happy Valley.
- 8 Employee amenities shall be located in the same structure as the use to which they are accessory.
- 9 This use is allowed only if it has physical and operational requirements that are similar to those of other primary uses allowed in the VO District.
- 10 The processing, compounding, or conversion of marijuana into cannabinoid concentrates or cannabinoid extracts is prohibited.
- 11 No operation shall be conducted, or equipment used, that would create any of the following: hazards, noxious conditions, or offensive conditions.
- 12 Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- 13 Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

[Added by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 513, *Rural Tourist Commercial (RTC) and Rural Commercial (RC) Districts*

1. Provide a “Type II” review process for sewer system components in RTC or RC Districts that serve lands inside an urban growth boundary (UGB), and also provide a “Type II” review process for sewer systems and extensions of sewer systems in those zoning districts to serve land outside a UGB and unincorporated community, consistent with Oregon Revised Statutes (ORS) 660-011-0060 and Comprehensive Plan Chapter 4, *Land Use*, and Chapter 7, *Public Facilities and Services*.
2. Identify roads as a permitted use in the RTC and RC Districts.

513 RURAL TOURIST COMMERCIAL (RTC) AND RURAL COMMERCIAL (RC) DISTRICTS

513.01 PURPOSE

Section 513 is adopted to implement the policies of the Comprehensive Plan for Community Commercial areas regulated by the Mount Hood Community Plan and for Rural Commercial areas.

513.02 APPLICABILITY

Section 513 applies to land in the Rural Tourist Commercial (RTC) and Rural Commercial (RC) Districts.

513.03 USES PERMITTED

A. Uses permitted in the RTC and RC Districts are listed in Table 513-1, *Permitted Uses in the RTC and RC Districts*. -In addition, uses similar to one or more of the listed uses for the applicable zoning district may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

B. As used in Table 513-1:

1. "P" means the use is a primary use.
2. "A" means the use is an accessory use.
3. "C" means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. "S" means the use may be authorized only pursuant to Section 106; however, identifying a use as "S" does not indicate that any determination has been made regarding whether the use will be authorized pursuant to Section 106.
5. "X" means the use is prohibited.

6. "Type II" means the use requires review of a Type II application, pursuant to Section 1307, *Procedures*.

67. Numbers in superscript correspond to the notes that follow Table 513-1.

C. Permitted uses are subject to the applicable provisions of Subsection 513.04, *Dimensional Standards*; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

513.04 DIMENSIONAL STANDARDS

A. General: Dimensional standards applicable in the RTC and RC Districts are listed in Tables 513-2, *Dimensional Standards in the RTC and RC Districts, Except in Government Camp*, and 513-3, *Dimensional Standards in Government Camp*. -As used in Tables 513-2 and 513-3, numbers in superscript correspond to the notes that follow the tables.

- B. Modifications: Modifications to the standards in Tables 513-2 and 513-3 are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

Table 513-1: Permitted Uses in the RTC and RC Districts

Use	RTC	RC
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care homes, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A
Assembly Facilities , including auditoriums, community centers, convention facilities, exhibition halls, fraternal organization lodges, places of worship, senior centers, and theaters for the performing arts	P	P,C ¹
Bed and Breakfast Inns , subject to Section 832	P	P
Bed and Breakfast Residences , subject to Section 832	P	P
Bus Shelters	P	P
Child Care Facilities	P	P
Civic and Cultural Facilities , including art galleries, libraries, museums, and visitor centers	P	P
Composting Facilities	X	X
Contractors, Logging	P	P
Daycare Services, Adult	P	P
Drive-Thru Window Services , subject to Section 827	X	A
Dwellings, Detached Single-Family	P ² ,A	A
Electric Vehicle Charging Stations	P	P
Employee Amenities , including cafeterias, clinics, child care facilities, fitness facilities, lounges, and recreational facilities	A	A
Entertainment Facilities , including arcades, billiard halls, and movie theaters	P	P
Farmers’ Markets , subject to Section 840	P	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	P	P
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	P	P

Use	RTC	RC
Government Uses , including fire stations, police stations, and post offices	P	P
Government Uses , unless such a use is listed elsewhere in this table as a primary, accessory, conditional, or prohibited use in the applicable zoning district	S	C
Home Occupations , including bed and breakfast homestays, subject to Section 822	A	A
Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics, and Similar Events	C	C
Hotels	P ³	S ⁴
Hydroelectric Facilities	C	C
Manufacturing of Edible or Drinkable Products Retailed on the Same Site , including the primary processing of raw materials (e.g., malt, milk, spices) that are ingredients in edible or drinkable products retailed on the same site, and also including the wholesale distribution of edible or drinkable products that are manufactured and retailed on the same site, but excluding the processing, production, and wholesaling of marijuana products.	P	S
Marijuana Processing	X	X
Marijuana Production	X	X
Marijuana Retailing , subject to Section 841	P ⁵	P ⁵
Marijuana Wholesaling	P ⁶	P ⁶
Mobile Vending Units , subject to Section 837	P	P
Motels	P ³	S ⁴
Offices , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: accounting services, architectural services, business management services, call centers, employment agencies, engineering services, governmental services, income tax services, insurance services, legal services, manufacturer's representatives, office management services, property management services, real estate agencies, and travel agencies.	P	P
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy.	P	P
Parking Lots	A	A
Parking Structures, Community	P ⁷	X
Pedestrian Amenities	P	P
Public Utility Facilities	S	C
Radio and Television Transmission and Receiving Towers and Earth Stations	S ⁸	C ⁸

Use	RTC	RC
Recreational Uses , including boat moorages, community gardens, country clubs, equine facilities, gymnastics facilities, golf courses, horse trails, pack stations, parks, playgrounds, sports courts, swimming pools, ski areas, and walking trails ⁹	C	C
Recreational Uses, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; equine facilities; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; horse trails; miniature golf, putting greens, and sports courts; pack stations; parks; picnic areas and structures; play equipment and playgrounds; nature preserves and wildlife sanctuaries; ski areas; tables and seating; and similar recreational uses ⁹	P	P
Recreational Uses, Government-Owned Golf Courses ⁹	P	P
Recreational Vehicle Camping Facilities , subject to Section 813	P	X
Recycling Centers , subject to Section 819	C	C
Recyclable Drop-Off Sites , subject to Section 819	A	A
Resort Accommodations	P ¹⁰	S
Retailing —whether by sale, lease, or rent—of any of the following new or used products: Class I, III, and IV all-terrain vehicles, as defined by Oregon Revised Statutes Chapter 801; motorcycles; and snowmobiles	S	P
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	P	P
Retailing —whether by sale, lease, or rent—of any of the following new or used products: animal feed, building materials, farm equipment, forestry equipment, and livestock supplies	P	P
Roads	<u>P</u>	<u>P</u>
Schools	P	P,C ^{2,11}
Service Stations	P	P
Services, Commercial—Construction and Maintenance , including contractors engaged in construction and maintenance of buildings, electrical systems, and plumbing systems	P	P

Use	RTC	RC
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	P ¹²	P ¹²
Services, Commercial—Maintenance and Repair of any of the following: appliances, bicycles, electronic equipment, guns, housewares, musical instruments, optical goods, signs, small power equipment, sporting goods, and tools	P	P
Services, Commercial—Maintenance and Repair of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	P	P
Services, Commercial— Maintenance and Repair of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; and recreational vehicles	S	P
Services, Commercial—Miscellaneous , including food lockers, interior decorating, locksmith, upholstering, and veterinary	P	P
Services, Commercial—Mini-Storage/Self-Storage Facilities	C ¹³	C
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. -Also permitted are incidental retail sales of products related to the service provided.	P	P
Services, Commercial—Storage of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	S	C
Services, Commercial—Storage of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; and recreational vehicles	S	C
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	P	P
<u>Sewer System Components that Serve Lands Inside an Urban Growth Boundary</u> , subject to ORS 660-011-0060(3)	<u>Type II</u> ¹⁴	<u>Type II</u> ¹⁴
<u>Sewer Systems and Extensions of Sewer Systems to Serve Land Outside an Urban Growth Boundary and Unincorporated Community</u> , subject to ORS 660-011-0060(4)	<u>Type II</u> ¹⁵	<u>Type II</u> ¹⁵
Signs , subject to Section 1010	A ¹⁴¹⁶	A ¹⁴¹⁶
Telephone Exchanges	S	C
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A

Use	RTC	RC
Temporary Buildings for Uses Incidental to Construction Work. Such buildings shall be removed upon completion or abandonment of the construction work.	A	A
Theme Parks and Amusement Parks	C	S
Transfer Stations , subject to Section 819	C	C
Transit Park-and-Rides	P	P
Utility Carrier Cabinets , subject to Section 830	P,C ⁺⁵¹⁷	P,C ⁺⁵¹⁷
Wholesaling —whether by sale, lease, or rent—of any of the following new or used products: animal feed, farm equipment, farm materials, farm products, fertilizer, forestry equipment, forestry materials, forestry products, mulch, nursery stock, seeds, and seedlings	P	P
Wireless Telecommunication Facilities , subject to Section 835	See Table 835-1	See Table 835-1

- ¹ A fraternal organization lodge, place of worship, or school is a conditional use if the building floor space exceeds 4,000 square feet.
- ² On a lot of record created on or before December 7, 1983, one detached single-family dwelling is a primary use. -Otherwise, detached-single family dwellings are permitted only as an accessory use.
- ³ A new hotel or motel in Rhododendron shall be limited to a maximum of 35 units. -A new hotel or motel in Government Camp shall be limited to a maximum of 100 units.
- ⁴ If a hotel or motel is authorized as a similar use inside an unincorporated community, it shall be subject to Oregon Administrative Rules 660-022-0030(5).
- ⁵ Marijuana retailing is permitted only inside an unincorporated community.
- ⁶ Marijuana wholesaling shall be located entirely within one or more completely enclosed buildings. -A maximum of 4,000 square feet of building floor space may be used for all activities associated with marijuana wholesaling on a lot of record.
- ⁷ Parking structures are permitted only in Government Camp and only if they are consistent with a community parking plan adopted by the Board of County Commissioners.
- ⁸ The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- ⁹ This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- ¹⁰ A resort accommodations development in Government Camp shall be limited to a maximum of 50 units per acre. -A resort accommodations development in Rhododendron or Wemme/Welches shall be limited to a maximum number of units per acre calculated pursuant to Table 317-3, *District Land Area Standards in the MRR District*, but is not subject to Section 1012, *Lot Size and Density*.

- 11 Schools are prohibited within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metropolitan Service District’s 2040 Growth Concept Map.
- 12 Drive-in eating and drinking establishments are prohibited.
- 13 No outside storage shall be permitted.
- 14 Components of a sewer system that serve land outside urban growth boundaries or unincorporated community boundaries are prohibited.
- 15 The use is limited to sewer systems that: are designed and constructed so that their capacity does not exceed the minimum necessary to serve the area within the boundaries described under ORS 660-011-0060(4)(b)(B), except for urban reserve areas as provided under OAR 660-021-0040(6); and do not serve any uses other than those existing or allowed in the identified service area on the date the sewer system is approved.
- ⁴¹⁶ Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- ⁴⁵¹⁷ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 513-2: Dimensional Standards in the RTC and RC Districts, Except in Government Camp

Standard	RTC	RC
Minimum Lot Size	None	None ¹
Minimum Front Setback	25 feet ²	30 feet ²
Minimum Rear Setback	10 feet ^{3,4,5}	10 feet ^{4,6}
Minimum Side Setback	10 feet ^{3,4,5}	10 feet ^{4,6}
Maximum Building Floor Space per Commercial Use in an Unincorporated Community	4,000 square feet ⁷	
Maximum Building Floor Space per Commercial Use outside an Unincorporated Community	Not Applicable	3,000 square feet ⁸
Maximum Building Floor Space per Industrial Use in an Unincorporated Community	40,000 square feet ⁹	

- 1 The minimum lot size inside the Portland Metropolitan Urban Growth Boundary shall be 20 acres. The 20-acre minimum lot size is applicable to a subdivision or partition, but not to a property line adjustment.
- 2 In a planned unit development, the minimum front setback is 20 feet.
- 3 If the lot line abuts a national forest, there is no minimum setback. -If Note 3 and Note 4 conflict, Note 3 prevails.
- 4 In a planned unit development, there are no minimum rear and side setbacks except from rear and side lot lines on the perimeter of the final plat.
- 5 If the lot line abuts an RR or HR District, the minimum is 20 feet except as established by Note 3 or 4.
- 6 If the lot line abuts a residential zoning district, the minimum is 20 feet except as established by Note 3 or 4.
- 7 No maximum applies to hotels and motels; uses authorized under Oregon Statewide Planning Goals 3 and 4; and uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.
- 8 A lawfully established commercial use that existed on December 20, 2001, may expand to occupy a maximum of 3,000 square feet of building floor space or 25 percent more building floor space than was occupied by the use on December 20, 2001, whichever is greater.
- 9 No maximum applies to uses authorized under Statewide Planning Goals 3 and 4; expansion of a use that existed on December 5, 1994; uses that require proximity to a rural resource, as defined in Oregon Administrative Rules 660-004-0022(3)(a); new uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage; and uses sited on abandoned or diminished mill sites.

Table 513-3: Dimensional Standards in Government Camp

Standard	RTC
Minimum Front Setback unless the Front Lot Line abuts Government Camp Loop	10 feet, except 20 feet to garage and carport motor vehicle entries
Minimum Front Setback if the Front Lot Line abuts Government Camp Loop	4 feet ¹
Maximum Front Setback if the Front Lot Line abuts Government Camp Loop	10 feet ²
Minimum Rear Setback	10 feet ^{3,4,5}
Minimum Side Setback	None

Maximum Building Height	70 feet ⁶
Minimum Building Separation above 3,500 Feet in Elevation	20 feet between buildings with contiguous snow slide areas
Maximum Building Floor Space per Commercial Use	8,000 square feet ⁷
Maximum Building Floor Space per Industrial Use	60,000 square feet ⁸

- 1 There is no minimum front setback for building cantilevers with a minimum vertical clearance of eight feet above any pedestrian pathway, sidewalk, or walkway. -Structures less than 10 feet from the front lot line shall be designed to include measures to protect the public and vehicles from snow slide incidents.
- 2 The maximum front setback may be exceeded to the minimum extent necessary to accommodate public plaza space. -Detached single-family dwellings are exempt from complying with the maximum front setback.
- 3 If the rear lot line abuts a national forest, there is no minimum rear setback. -If Note 3 and Note 4 conflict, Note 3 prevails.
- 4 In a planned unit development, there is no minimum rear setback except from rear lot lines on the perimeter of the final plat.
- 5 If the rear lot line abuts an HR District, the minimum rear setback is 20 feet except as established by Note 3 or 4.
- 6 The maximum building height may be increased to 87.5 feet to accommodate understructure parking or to preserve natural features or views.
- 7 No maximum applies to hotels and motels; uses authorized under Oregon Statewide Planning Goals 3 and 4; and uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.
- 8 No maximum applies to uses authorized under Statewide Planning Goals 3 and 4; expansion of a use that existed on December 5, 1994; uses that require proximity to a rural resource, as defined in Oregon Administrative Rules 660-004-0022(3)(a); new uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage; and uses sited on abandoned or diminished mill sites.

[Added by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

Summary of Proposed Amendments to Section 602, *Business Park, Light Industrial, and General Industrial Districts (BP, LI and GI)*

1. Identify roads as a permitted use in the BP, LI, and GI Districts.
2. Provide consistency in spacing.

602 BUSINESS PARK (BP), LIGHT INDUSTRIAL (LI), AND GENERAL INDUSTRIAL (GI) DISTRICTS

602.01 PURPOSE

Section 602 is adopted to implement the policies of the Comprehensive Plan for Business Park, Light Industrial, and General Industrial areas.

602.02 APPLICABILITY

Section 602 applies to land in the Business Park (BP), Light Industrial (LI), and General Industrial (GI) Districts.

602.03 USES PERMITTED

Uses permitted in each zoning district are listed in Table 602-1, *Permitted Uses in the BP, LI, and GI Districts*. In addition, uses similar to one or more of the listed uses for the applicable zoning district may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 602-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 602-1.

B. Permitted uses are subject to the applicable provisions of Subsection 602.04, *Dimensional Standards*, Subsection 602.05, *Development Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

602.04 DIMENSIONAL STANDARDS

- A. General: Dimensional standards applicable in the BP, LI, and GI Districts are listed in Table 602-2, *Dimensional Standards in the BP, LI, and GI Districts*. As used in Table 602-2, numbers in superscript correspond to the notes that follow Table 602-2.
- B. Modifications: Modifications to the standards of Table 602-2 are established by Sections 800, *Special Use Requirements*; 1012, *Lot Size and Density*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

602.05 DEVELOPMENT STANDARDS

The following development standards apply in the BP, LI, and GI Districts.

A. Outdoor Operations in the BP District: In the operation of a primary use in the BP District:

1. All display areas shall be located within a building. No outdoor display areas shall be allowed.
2. No outdoor storage of materials or products shall be allowed.
3. No outdoor processes shall be employed in the operation of the business.
4. Receptacles for solid waste and recyclable materials shall be maintained within an enclosed structure.

B. Outdoor Operations in the LI District: In the operation of a primary use in the LI District:

1. All display of products shall be located within an enclosed building. No outdoor display areas shall be allowed. Notwithstanding these limitations, outdoor display of finished products may be permitted as a conditional use, as established by Table 602-1 and provided that, at a minimum, outdoor display areas and items on display shall:
 - a. Not block visibility to or from any road or driveway, or block visibility of signs located on adjacent lots;
 - b. Be located a minimum of 15 feet from the front lot line(s);
 - c. Be maintained to project an organized and neat appearance at all times; and
 - d. Only include finished products manufactured on, or sold on a wholesale basis from, the subject property.
2. Limited outdoor storage areas shall be allowed, subject to the following criteria:
 - a. Except as permitted as a conditional use, as established by Table 602-1, outdoor storage may occupy an area no greater than the area of the ground floor of the building(s) on the same premises.
 - b. Outdoor storage areas shall be located behind the building, to the rear of the site, and not adjacent to front lot lines.

- c. Outdoor storage areas shall be screened with a sight-obscuring fence a minimum of six feet in height. Fencing shall be located behind the landscaping strips required by Subsections 1009.03(B) and 1009.06.
 - d. Equipment, vehicles, materials, and other items located within outdoor storage areas shall be maintained in an orderly fashion and, except for large industrial or commercial vehicles and equipment, shall be no higher than the height of the fence.
 - e. Outdoor storage areas shall not be used to store waste or recyclable materials.
3. No outdoor processes shall be employed in the operation of the business.
 4. Receptacles for solid waste and recyclable materials shall be maintained within an enclosed structure.
- C. Outdoor Operations in the GI District: In the operation of a primary use in the GI District:
1. Outdoor display of finished products is permitted, provided that outdoor display areas and items on display shall:
 - a. Not block visibility to or from any road or driveway, or block visibility of signs located on adjacent lots;
 - b. Be located a minimum of 10 feet from the front lot line(s);
 - c. Be maintained to project an organized and neat appearance at all times; and
 - d. Only include finished products manufactured on, or sold on a wholesale basis from, the subject property.
 2. Outdoor storage and processing are permitted, subject to the following standards:
 - a. Outdoor storage and processing areas shall be located a minimum of 20 feet from the front lot line(s), a minimum of 15 feet from side or rear lot lines that abut a commercial zoning district, and a minimum of 35 feet from side or rear lot lines that abut a residential or natural resource zoning district.
 - b. Outdoor storage areas shall be screened with a sight-obscuring fence a minimum of six feet in height and a maximum of 10 feet in height. Fencing shall be located behind the landscaping strips required by Subsections 1009.03(B) and 1009.06. Outdoor processing areas shall be buffered pursuant to Subsections 1009.04(D) through (F).

- c. Equipment, stockpiles of materials, and other items located within outdoor storage and processing areas shall be maintained in an orderly fashion.
- d. Waste materials (by-products that are not further processed or recycled on-premise) shall not accumulate in outdoor storage and processing areas for more than two weeks, except that waste materials from water treatment facilities or surface water retention facilities may accumulate for such longer period as necessitated by Best Management Practices for the facility.
- e. It shall be demonstrated through engineering and design or monitoring that outdoor storage of waste materials will not negatively impact ground or surface waters.

Table 602-1: Permitted Uses in the BP, LI, and GI Districts

Use	BP	LI	GI
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, fountains, gazebos, HVAC units, meeting facilities, parking areas, patios, pergolas, plazas, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A	A
Accessory Uses permitted in the R-5 through R-30 Districts, except accessory dwelling units, listed in Table 315-1, Permitted Uses in the Urban Residential Zoning Districts , provided that such uses are accessory to a single-family dwelling that is a nonconforming use	A	A	A
Arenas, Exhibition Halls, and Stadiums	C ¹	C ¹	C ¹
Bus Shelters	A	A	A
Composting Facilities , subject to Section 834	X	C	C
Construction and Maintenance Contractors , including contractors engaged in construction and maintenance of buildings and their component parts (e.g., roofing, siding, windows), fencing, decking, building systems (e.g., plumbing, electrical, mechanical), landscaping, and infrastructure (e.g., roads, utilities). Also included are excavation contractors, building movers, pest control services, and janitorial services.	P	P	P
Electrical Power Production Facilities	X	X	C
Employee Amenities , such as cafeterias, clinics, child care facilities, fitness facilities, lounges, and recreational facilities	A	A	A
Farmers' Markets , subject to Section 840	P	P	P
Government Uses , unless such a use is listed elsewhere in this table as a primary or accessory use	C ²	C ²	C ²
Heavy Truck and Heavy Equipment Uses , including sales, rental, storage, repair, and servicing of heavy trucks such as dump trucks, moving trucks, and truck tractors; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; and large cargo trailers such as semitrailers. Sales, rental, storage, repair, and servicing of passenger vehicles, recreational vehicles, and boats are excluded.	X	P	P

Use	BP	LI	GI
Heliports	C	C	C
Industrial Trade Schools , including training facilities whose primary purpose is to provide training to meet industrial needs. These facilities also may be referred to as technical schools, vocational schools, and career schools. Industrial trade schools provide training in such occupational skills as welding, operation and repair of industrial machinery, and truck driving.	P	P	P
Information Services , including establishments engaged in producing and distributing information; providing the means to transmit or distribute these products, as well as data or communications; and processing data. Examples include publishing industries such as book, periodical, and software publishing; computer systems design; internet web search services; internet service providers; radio, television, motion picture, and recording studios; computer data storage services; optical scanning and imaging services; and financial transaction processing such as credit card transaction and payroll processing services. These businesses primarily serve other industries or deliver their products to the end user through means other than on-site pickup by the customer. Few general public customer visits per day are generated.	P	P	P
Large-Scale Laundry, Dry-Cleaning, and Carpet-Cleaning Plants These businesses primarily serve other industries or deliver their services to the end user through means other than on-site customer visits. Few general public customer visits per day are generated.	P	P	P
Level One Mobile Vending Units , subject to Section 837	A	A	A
Manufacturing , including establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts. Examples of manufacturing include alternative energy development, biosciences, food and beverage processing, software and electronics production, and fabrication of products made from materials such as metal, glass, rubber, plastic, resin, wood, and paper.	P	P	P
Marijuana Processing	P ³	P ³	P ³
Marijuana Production	P ³	P ³	P ³
Marijuana Retailing	X	X	X

Use	BP	LI	GI
Marijuana Wholesaling	P ³	P ³	P ³
Miscellaneous Industrial Uses , including wrecking and salvage of building materials, equipment, and vehicles; tire retreading and recapping; and petroleum, coal, or other fuel storage, refining, reclaiming, distribution, and wholesale trade. These businesses primarily serve other industries or deliver their products and services to the end user through means other than on-site customer visits. Few general public customer visits per day are generated.	X	X	P
Offices , including administrative and corporate offices and call centers. These businesses primarily serve other industries or deliver their products and services to the end user through means other than on-site customer visits. Few general public customer visits per day are generated.	P	P	P
Outdoor Display of Products , subject to Subsection 602.05(B)(1) or (C)(1), provided that such display is associated with a permitted use	X	C	A
Outdoor Entertainment Facilities , including amusement parks, circuses, carnivals, drive-in theatres, and racetracks for automobiles, dogs, horses, and motorcycles	X	X	C
Outdoor Storage Areas Larger than Allowed by Subsection 602.05(B)(2)(a) , provided that such storage is associated with a permitted use	X	C	A
Parking, Storage, Repair, and Servicing of Fleet Vehicles	A	A	A
Parking Structures	A	A	A
Pedestrian Amenities	P	P	P
Public Utility Facilities	C	C	C
Radio and Television Transmission and Receiving Towers and Earth Stations , provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower	C	C	C
Recreational Sports Facilities for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. These facilities may be used for any of the following: instruction, practice, and competitions. Only indoor facilities are permitted. Health and fitness clubs are excluded from this category but are included in the “retail and professional services that cater to daily customers/retail commercial uses” category.	P ¹	P ¹	P ¹

Use	BP	LI	GI
Recyclable Drop-Off Sites , subject to Section 819	A ⁴	A ⁴	A ⁴
Recycling Centers and Transfer Stations , subject to Section 819	X	C	P
Repair and Servicing Uses , including large-scale repair and servicing of equipment, machinery, and other products. Examples include authorized service centers, welding shops and machine shops. Products are received from and returned to customers primarily by shipping or pickup/delivery by employees of the business. Few general public customer visits per day are generated.	P	P	P
Research Facilities and Laboratories , including product research and development, product design and testing, medical research, and medical laboratories. Medical laboratories in this category primarily serve other industries or deliver their services to the end user through means other than on-site customer visits. Few general public customer visits per day are generated.	P	P	P
Retail and Professional Services that Cater to Daily Customers/Retail Commercial Uses , including the sale of goods and services to the general public. Examples of retail and professional services that cater to daily customers include rental and storage of passenger vehicles, recreational vehicles, and boats; health and fitness clubs; daycare facilities; and financial, insurance, real estate, legal, medical, and dental offices. Auto repairing, overhauling, painting, washing, body and fender work, and reconditioning are excluded. Examples of retail commercial uses include sales of passenger vehicles, recreational vehicles, and boats; stores; and restaurants. Sales of motor vehicle fuels are excluded.	P ^{5,6,7}	P ^{5,6,7}	A ⁸
Retail Services , including auto repairing, overhauling, painting, washing, body and fender work, and reconditioning	X	X	C
Roads	<u>P</u>	<u>P</u>	<u>P</u>
Signs , subject to Section 1010	A ⁹	A ⁹	A ⁹
Surface Mining , subject to Section 818	X	C	C ¹⁰
Telephone Exchanges	C	C	C
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A	A	A

Use	BP	LI	GI
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used Onsite Prior to Onsite Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A
Towing Establishments and Storage of Towed Vehicles	X	P	P
Transportation Uses , including the transportation of cargo using motor vehicles or rail spurs, loading docks, and parking of cargo transport vehicles. Examples include freight terminals, parcel delivery services, moving companies, and parking facilities for long-haul trucks. These uses often are associated with warehousing facilities. Also included are parking, storage, repair, and servicing of fleet vehicles used for the transport of people. Examples include ambulance services and mass transit and school bus fleet facilities. Also included are commercial motor vehicle fueling services, such as cardlock fueling stations; however, motor vehicle fueling stations that cater to the general public are excluded.	X	P	P
Utility Carrier Cabinets , subject to Section 830	P,C ¹¹	P,C ¹¹	P,C ¹¹
Warehouse Event Retail Sales	A ¹²	A ¹²	A ¹²
Warehousing and Distribution , including establishments primarily engaged in operating warehousing and distribution facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and generally are being stored in anticipation of delivery to the final customer. A range of logistical services may be provided, including labeling, packaging, price marking and ticketing, and transportation arrangement. Mini-storage/self-storage facilities are excluded.	A	P	P
Wholesale Trade , including establishments engaged in selling and distributing goods and services to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation. Wholesalers sell goods and services to other businesses, not the general public.	P	P	P
Wireless Telecommunication Facilities , subject to Section 835	P	P	P

Notes to Table 602-1:

- ¹ In Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, *Urban Growth Concept*, places of assembly shall not exceed 20,000 square feet.
- ² In Regionally Significant Industrial Areas (RSIAs) identified on Comprehensive Plan Map IV-8, parks—intended to serve people other than those working or residing in the RSIA—and schools are prohibited.
- ³ Notwithstanding Subsection 602.05, marijuana production, marijuana processing, and marijuana wholesaling shall be located entirely within one or more completely enclosed buildings. A maximum of 20,000 square feet of building floor space may be used for all activities associated with marijuana production, marijuana processing, and marijuana wholesaling on a lot of record.
- ⁴ Recyclable drop-off sites are permitted only if accessory to an institutional use.
- ⁵ Notwithstanding other provisions of Section 602 that may permit outdoor display, storage, or processing, these uses shall be conducted entirely within a building, except the following are permitted: outdoor seating areas associated with a restaurant, outdoor play areas associated with a daycare facility, and similar outdoor amenities. Drive-thru window service facilities are prohibited.
- ⁶ In Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, building floor area associated with each use shall not exceed 3,000 square feet, and the total building floor area of all such uses in the same development project shall not exceed 20,000 square feet. Notwithstanding these limitations, the lawful use of any structure or land as of September 9, 2013, may continue and expand to add up to 20 percent more building floor area. Outside Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, the same standards shall apply, except that the single-use limit is 5,000 square feet of building floor area. However, the building floor area limitations do not apply to the following uses in the BP District: destination restaurants that comply with Subsection 1016.05(B)(4) and provide lunch service; and hotels and associated convention facilities, gift shops, and restaurants.
- ⁷ Lots of record created on or after September 9, 2013, shall be subject to Note 7 to Table 602-1 in lieu of Note 6 to Table 602-1. In Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, building floor area associated with each use shall not exceed 3,000 square feet. Outside Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, building floor area associated with each use shall not exceed 5,000 square feet. Notwithstanding these limitations, the lawful use of any structure or land as of September 9, 2013, may continue and expand to add up to 20 percent more building floor area. In all cases, the total building floor area of all such uses on the same lot of record shall not exceed 20,000 square feet or 25 percent of the building floor area on the lot of record, whichever is less. However, the building floor area limitations do not apply to the following uses in the BP District: destination restaurants that comply with Subsection 1016.05(B)(4) and provide lunch service; and hotels and associated convention facilities, gift shops, and restaurants.

- 8 This use is limited to indoor areas for retail display and retail sales of products manufactured by the same business occupying the premises, as well as related products. In Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, building floor area for such retail display and retail sales shall not exceed 3,000 square feet per business, and the total building floor area of all such retail display and retail sales areas in the same development project shall not exceed 20,000 square feet. Notwithstanding these limitations, the lawful use of any structure or land as of September 9, 2013, may continue and expand to add up to 20 percent more building floor area. Outside Regionally Significant Industrial Areas identified on Comprehensive Plan Map IV-8, the same standards shall apply, except that the single-business limit is 5,000 square feet of building floor area.
- 9 Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- 10 Aggregate batch plant operations are a primary use in the GI District.
- 11 Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).
- 12 Warehouse event retail sales are permitted if the products being sold at the event sale are manufactured, warehoused, or distributed as a primary use on the subject property; no more than one event sale occurs each calendar month; a single event sale lasts a maximum of three consecutive days, which shall be Friday, Saturday, Sunday, or Monday; and the event sales occur indoors.

Table 602-2: Dimensional Standards in the BP, LI, and GI Districts

Standard	BP	LI	GI
Minimum Lot Size ¹	3 acres	1 acre ²	1 acre ²
Maximum Front Yard Setback	See Subsections 1005.03(E) and (H).		
Minimum Front Setback	20 feet ³	20 feet ³	20 feet ³
Minimum Rear Setback	0 ^{3,4}	0 ^{3,4}	0 ^{3,4,5}
Minimum Side Yard Depth	0 ^{3,6}	0 ^{3,6}	0 ^{3,4,6}

Notes to Table 602-2:

¹ The minimum lot size standards apply as established by Sections 1012 and 1107, except that no minimum lot size standard applies to a lot that is developed with a dwelling that is a nonconforming use. Notwithstanding the minimum lot size standard, a lot of record may be developed, except minimum lot size standards of Section 800 apply.

- ² The minimum lot size may be reduced to 20,000 square feet, subject to design review approval pursuant to Section 1102, *Design Review*, of the overall development plan for the entire lot of record, including access, circulation, parking, landscaping, and proposed building locations.
- ³ The minimum setback requirements of Table 315-2, *Dimensional Standards in the Urban Low Density Residential Districts*, apply to dwellings that are nonconforming uses, as well as to structures that are accessory to such dwellings.
- ⁴ Except as established by Notes 3 and 5, if the rear lot line abuts a commercial zoning district, the minimum setback is 15 feet, and if the rear lot line abuts a natural resource or residential zoning district, the minimum setback is 35 feet.
- ⁵ The minimum setback for a silo, tower, or other specialized storage or processing structure (unless such structure is enclosed in a building) is 35 feet for structures 35 feet or less in height. An additional five feet of setback is required for each additional 10-foot height increment, or portion thereof, for structures over 35 feet in height. These greater setback standards do not apply if the lot line abuts an LI or GI District.
- ⁶ Except as established by Notes 3 and 5, if the side lot line abuts a commercial zoning district, the minimum setback is 15 feet, and if the side lot line abuts a residential or natural resource zoning district, the minimum setback is 35 feet.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-235, 5/14/12; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-267, 8/28/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by automatic repeal of Ord. ZDO-267, 8/28/19]

Summary of Proposed Amendments to Section 604, Rural Industrial District (RI)

1. Provide a “Type II” review process for sewer system components in the RI District that serve lands inside an urban growth boundary (UGB), and also provide a “Type II” review process for sewer systems and extensions of sewer systems in the RI District to serve land outside a UGB and unincorporated community, consistent with Oregon Revised Statutes (ORS) 660-011-0060 and Comprehensive Plan Chapter 4, *Land Use*, and Chapter 7, *Public Facilities and Services*.
2. Identify roads as a permitted use in the BP, LI, and GI Districts.
3. Provide consistency in spacing.

604 RURAL INDUSTRIAL DISTRICT (RI)

604.01 PURPOSE

Section 604 is adopted to implement the policies of the Comprehensive Plan for Rural Industrial areas.

604.02 APPLICABILITY

Section 604 applies to land in the Rural Industrial (RI) District.

604.03 USES PERMITTED

Uses permitted in the RI District are listed in Table 604-1, *Permitted Uses in the RI District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 604-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. “Type II” means the use requires review of a Type II application, pursuant to Section 1307, *Procedures*.

~~56~~. Numbers in superscript correspond to the notes that follow Table 604-1.

B. Permitted uses are subject to the applicable provisions of Subsection 604.04, *Dimensional Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

604.04 DIMENSIONAL STANDARDS

- A. General: Dimensional standards applicable in the RI District are listed in Table 604-2, *Dimensional Standards in the RI District*. -As used in Table 604-2, numbers in superscript correspond to the notes that follow Table 604-2.
- B. Modifications: Modifications to the standards in Table 604-2 are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

Table 604-1: Permitted Uses in the RI District

Use	RI
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, fountains, gazebos, HVAC units, meeting facilities, parking areas, patios, pergolas, plazas, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, television antennas and receivers, transit amenities, trellises, and utility service equipment	A
Accessory Uses permitted in the RA-2 District listed in Table 316-1, Permitted Uses in the Rural Residential and Future Urban Residential Zoning Districts , provided that such uses are accessory to a single-family dwelling that is a nonconforming use	A
Animal Slaughtering and Rendering, Distillation of Bones, and Leather Tanning	C
Auto Wrecking Yards and Junkyards , subject to Section 817	C
Bus Shelters	A
Composting Facilities , subject to Section 834	C
Construction and Maintenance Contractors , including contractors engaged in construction and maintenance of buildings and their component parts (e.g., roofing, siding, windows), fencing, decking, building systems (e.g., plumbing, electrical, mechanical), landscaping, and infrastructure (e.g., roads, utilities). Also included are excavation contractors, building movers, pest control services, and janitorial services.	P
Dwellings	A
Employee Amenities , such as cafeterias, clinics, child care facilities, fitness facilities, lounges, and recreational facilities	A
Farmers' Markets , subject to Section 840	P
Fraternal Organization Lodges	C
Government Uses , unless such a use is listed elsewhere in this table as a primary or accessory use	C
Heliports	C
Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics, and Similar Events	C
Incineration and Reduction of Offal, Dead Animals, and Solid Waste	C
Level One Mobile Vending Units , subject to Section 837	A

Use	RI
Light Metal and Fiberglass Fabrication	P
Manufacturing , including establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts. Examples of manufacturing are alternative energy development, biosciences, food and beverage processing, software and electronics production, and fabrication of products made from materials such as metal, glass, rubber, plastic, resin, wood, and paper.	P ¹
Manufacturing, Transportation, Distribution, Warehousing, and Wholesale Trade of the Following: Explosive Materials and Devices, Fertilizer, Natural Gas, Pesticides, Petroleum, and Petroleum Products	C
Marijuana Processing	P ²
Marijuana Production	P ²
Marijuana Retailing	X
Marijuana Wholesaling	P ²
Offices	A
Parking, Storage, Repair, and Servicing of Fleet Vehicles	A
Pedestrian Amenities	P
Plant Nurseries	P
Public Utility Facilities without Shops, Garages, or General Administrative Offices	C
Radio and Television Transmission and Receiving Towers and Earth Stations , provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower	C
Recreational Sports Facilities for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. -These facilities may be used for any of the following: instruction, practice, and competitions. Only indoor facilities are permitted. -Health and fitness clubs are excluded from this category.	P
Recreational Uses , including boat moorages, community gardens, country clubs, equine facilities, golf courses, gymnastics facilities, horse trails, lodges, pack stations, parks, playgrounds, sports courts, swimming pools, ski areas, and walking trails ³	C
Recyclable Drop-Off Sites , subject to Section 819	A
Recycling Centers and Transfer Stations , subject to Section 819	C
Repair and Refinishing of Furniture and Household Goods	P

Use	RI
Repair of Motor Vehicles	P
Retail Sales of Lumber and Building Materials	P
<u>Roads</u>	<u>P</u>
Retail Sales of Products that are Manufactured on the Subject Property, Distributed from the Subject Property, Warehoused on the Subject Property, or Sold on a Wholesale Basis from the Subject Property	A
Sales, Rental, Storage, Repair, and Servicing of Equipment and Materials Associated with Farm and Forest Uses, Road Maintenance, Mineral Extraction, and Construction	P
<u>Sewer System Components that Serve Lands Inside an Urban Growth Boundary, subject to ORS 660-011-0060(3)</u>	<u>Type II⁴</u>
<u>Sewer Systems and Extensions of Sewer Systems to Serve Land Outside an Urban Growth Boundary and Unincorporated Community, subject to ORS 660-011-0060(4)</u>	<u>Type II⁵</u>
Sheet Metal and Machine Shops	P
Signs, subject to Section 1010	A ⁴⁶
Small Power Production Facilities	P
Surface Mining, subject to Section 818	C
Telephone Exchanges	C
Temporary Buildings for Uses Incidental to Construction Work, provided that such buildings shall be removed upon completion or abandonment of the construction work	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A
Upholstery Shops	P
Utility Carrier Cabinets, subject to Section 830	P,C ⁵⁷
Veterinary Hospitals	P

Use	RI
<p>Warehousing and Distribution, including establishments primarily engaged in operating warehousing and distribution facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and generally are being stored in anticipation of delivery to the final customer. A range of logistical services may be provided, including labeling, packaging, price marking and ticketing, and transportation arrangement. Included are the transportation and distribution of cargo using motor vehicles or rail spurs, loading docks, and parking of cargo transport vehicles. Mini-storage facilities are not included.</p>	<p>P¹</p>
<p>Wholesale Trade, including establishments engaged in selling and distributing goods and services to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation. Wholesalers sell goods and services to other businesses, not the general public.</p>	<p>P¹</p>
<p>Wireless Telecommunication Facilities, subject to Section 835</p>	<p>P</p>

Notes to Table 604-1:

- ¹ Manufacturing, transportation, distribution, warehousing, and wholesale trade of certain products are conditional uses, when specifically listed as such in Table 604-1.
- ² Marijuana production, marijuana processing, and marijuana wholesaling shall be located entirely within one or more completely enclosed buildings. -A maximum of 20,000 square feet of building floor space may be used for all activities associated with marijuana production, marijuana processing, and marijuana wholesaling on a lot of record.
- ³ This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- ⁴ Components of a sewer system that serve land outside urban growth boundaries or unincorporated community boundaries are prohibited.
- ⁵ The use is limited to sewer systems that: are designed and constructed so that their capacity does not exceed the minimum necessary to serve the area within the boundaries described under ORS 660-011-0060(4)(b)(B), except for urban reserve areas as provided under OAR 660-021-0040(6); and do not serve any uses other than those existing or allowed in the identified service area on the date the sewer system is approved.
- ⁴⁶ Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- ⁵⁷ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

Table 604-2: Dimensional Standards in the RI District

Standard	RI
Minimum Lot Size	None ¹
Minimum Front Setback	30 feet
Minimum Rear Setback	0 ^{2,3}
Minimum Side Setback	0 ^{2,3}
Maximum Building Floor Space per Commercial Use in an Unincorporated Community	4,000 square feet ⁴
Maximum Building Floor Space per Industrial Use in an Unincorporated Community	40,000 square feet ⁵
Maximum Building Floor Space per Industrial Use outside an Unincorporated Community	39,500 square feet ⁶

¹ The minimum lot size inside the Portland Metropolitan Urban Growth Boundary is 20 acres. The 20-acre minimum lot size is applicable to a subdivision or partition, but not to a property line adjustment.

² If the lot line abuts a residential zoning district, the minimum is 30 feet plus five feet for each 10-foot increase in building height over 35 feet. -Height increments of less than 10 feet shall be rounded up to the nearest 10-foot increment. -For example, if the building height is 49 feet, the minimum rear setback shall be 40 feet. -If the lot line abuts a commercial zoning district, the minimum shall be 10 feet plus five feet for each 10-foot increase in building height over 35 feet. Height increments of less than 10 feet shall be rounded up to the nearest 10-foot increment. -For example, if the building height is 49 feet, the minimum rear setback shall be 20 feet.

³ Notwithstanding Note 2, the minimum rear and side setback standards applicable in the RA-2 District apply to dwellings that are nonconforming uses, as well as to uses that are accessory to such dwellings.

⁴ No maximum applies to uses authorized under Oregon Statewide Planning Goals 3 and 4 and uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.

⁵ No maximum applies to uses authorized under Statewide Planning Goals 3 and 4; expansion of a use that existed on December 5, 1994; uses that require proximity to a rural resource, as defined in Oregon Administrative Rules 660-004-0022(3)(a); new uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such

services are not available to the site, the capacity of the site itself to provide water and absorb sewage; and uses sited on abandoned or diminished mill sites.

- ⁶ No maximum applies to the primary processing of raw material produced in rural areas, or uses sited on abandoned or diminished mill sites. -Also, any lawfully established industrial use that existed on December 20, 2001, may expand to occupy a maximum of 40,000 square feet of building floor space or 25 percent more building floor space than was occupied by the use on December 20, 2001, whichever is greater.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-235, 5/14/12; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 707, *Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC)*

1. Change reference to “citizens” to “community members”.

707 HISTORIC LANDMARK (HL), HISTORIC DISTRICT (HD), AND HISTORIC CORRIDOR (HC)

707.01 PURPOSE

Section 707 is adopted to:

- A. Implement the goals and policies of the Comprehensive Plan for Historic Landmarks, Districts, and Corridors;
- B. Promote the public health, safety, and general welfare by safeguarding the County's heritage as embodied and reflected in its historic resources;
- C. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage;
- D. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;
- E. Encourage public knowledge, understanding and appreciation of the County's history and culture;
- F. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;
- G. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County;
- H. Preserve diverse architectural styles reflecting phases of the County's history; and encourage complimentary design and construction impacting cultural resources;
- I. Enhance property values and increase economic and financial benefits to the County and its inhabitants;
- J. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and
- K. Integrate the management of cultural resources and relevant data into public and private land management and development processes.

707.02 APPLICABILITY

- A. Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors.

B. Historic Landmark: A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. A site or structure must receive a minimum of 40 points under the following criteria to be considered for Historic Landmark status:

1. Architectural Significance

- a. It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)
- b. It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)
- c. It is a good, or early, example of a particular material or method of construction. (up to 4 points)
- d. It retains, with little or no change, its original design features, materials, and character. (up to 7 points)
- e. It is the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction. (up to 10 points)

2. Environmental Significance

- a. It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)
- b. It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)
- c. It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)
- d. It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)

3. Historical Significance

- a. It is associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (up to 10 points)

- b. It is associated with an event that has made a significant contribution to the community, state, or nation. (up to 10 points)
 - c. It is associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (up to 10 points)
 - d. It possesses the potential for providing information of a prehistoric or historic nature. (up to 10 points)
- C. Historic District: Criteria for designation of a Historic District on the County zoning and Comprehensive Plan maps are as follows:
1. The area is listed as a National Register Historic District; or
 2. The area includes a significant concentration or linkage of sites, buildings, structures, objects or landscapes which are unified visually by style, plan, or physical development and distinguished by association with historic periods, events, people, or cultural trends; and
 3. The area is of sufficient size and scope, and the component parts are cohesive enough to adequately represent, demonstrate, or commemorate the significant historic period, event, people, or trend; and
 4. A substantial number of the component parts within the area are exceptionally well preserved.
- D. Historic Corridor: Property designated as a Historic Corridor on the County zoning and Comprehensive Plan maps shall satisfy one or both of the following criteria:
1. The property, site, trail, roadway, or rail corridor is associated with events that have made a significant contribution to the broad patterns of our history or are likely to yield additional information in the future, categorized under one or more of the following theme areas:
 - a. archeology and prehistory;
 - b. exploration;
 - c. western migration;
 - d. settlement;
 - e. agriculture;
 - f. commerce and industry;
 - g. transportation technology;

- h. government, politics, and military activities; and
 - i. culture.
2. The property or site is necessary to provide for the continuity of, or future use of, the historic trail, roadway, or rail corridor.
- E. Contributing Resource:
- 1. Criteria for designation of a site, object, structure, or landscape feature as a contributing resource are as follows:
 - a. The resource is or, at the time the designation becomes effective, will be within a Historic District or Historic Corridor; and
 - b. The resource is 50 years old or older, may have received alterations, but retains its overall physical integrity, or is of special architectural or environmental or cultural significance; and
 - c. The resource contributes to the integrity of the Historic District or Historic Corridor; and
 - d. The resource does not merit landmark designation; and
 - e. The resource is compatible with landmarks in the district or corridor considering overall proportions, scale, architectural detail and materials.
 - 2. Contributing resources shall be identified upon the creation of a Historic District or Historic Corridor and a list shall be created containing the same information for each resource as is required for landmarks.

707.03 BARLOW ROAD HISTORIC CORRIDOR

- A. Intent: Subsection 707.03 is intended to provide for the preservation and protection of the Barlow Road Historic Corridor. The intent is to preserve the privacy of private property owners along the Barlow Road Historic Corridor. There is no intent by the County to condemn private property now or in the future.
- B. The Barlow Road Historic Corridor is defined by the Barlow Road Background Report and Management Plan maps and shown on Comprehensive Plan Map 3-2. Within the corridor, the following provisions shall apply:
- 1. The Barlow Road Historic Corridor is defined as a 40-foot-wide historic corridor as shown on the Clackamas County assessor maps, identified through the Barlow Road Survey Project 1991-1992, and adopted through the historic corridor designation process within the provisions of Section 707. In the Government Camp area, north of Highway 26, the historic corridor width is 20 feet.

2. Third priority property segments shall be allowed to develop for primary uses allowed in the underlying zoning district. Significant development shall be reviewed as described in Subsection 707.03(B)(3). Where physical evidence of the Barlow Road exists, property owners are encouraged to preserve the evidence.
3. The Historic Review Board shall review and make recommendations pertaining to proposed significant development within the historic corridor. Significant development shall include: zone change, conditional use, and subdivision applications; commercial, industrial, and multifamily development applications; and mining and gravel extraction. The recommendation shall be made to the review authority, identified pursuant to Table 1307-1, for the significant development. A site analysis shall be submitted for any significant development by the applicant indicating potential impacts to the historic corridor. To the maximum practicable extent, the historic corridor shall be protected as open space. Where physical evidence of the Barlow Road exists, such as wagon ruts, such evidence shall not be disturbed by development unless it is shown that the property cannot be developed if the historic corridor is preserved.
4. Where road segments include portions of a County road, the Historic Review Board shall review and make recommendations to the County about any proposed right-of-way expansion or realignment to ensure that original features of the Barlow Road are retained where possible.
5. Where State Highways are aligned with the Barlow Road Historic Corridor, proposed right-of-way expansion or realignment will be reviewed as outlined under Subsection 707.06, when historic resource sites identified in the Clackamas County Cultural Resources Inventory, Barlow Road Survey Project or other identified potential sites may be impacted.
6. Within the Highest and Secondary Priority Barlow Road Historic Corridor as defined on the Clackamas County assessor maps, the following activities are prohibited: structural development, mining, highway or road building, cultivation, utility line/pipeline development, vehicular use, and other uses which would cause major surface disturbance to the road remains. Limited disturbance to the corridor shall be allowed when necessary to service the underlying use, such as sewer and utility lines.

Where the corridor has been used by vehicles, continued use is allowed. Maintaining driveways by repairing the driving surface is allowed. All attempts to preserve the historic road contour should be made when undergoing maintenance activities.

Where Highest and Secondary priority road segments include portions of a County or State road, the Historic Review Board shall review any proposed right-of-way expansion or realignment. To the maximum practicable extent, the Barlow Road alignment and historic landscape should be retained.

A variance application can be made to allow development in rare cases under Subsection 1205.02.

Normal maintenance activities are allowed such as clearing brush and fallen trees from the historic corridor and removing other objects foreign to the route.

707.04 USES PERMITTED

- A. Primary Uses: A Historic Landmark or properties within a Historic District or Historic Corridor may be used for any use which is allowed in the underlying zoning district, including home occupations, provided such use is not detrimental to the preservation of the historic resource, subject to the specific requirements for the use, and all other requirements of Section 707.
- B. Conditional Uses: In urban and rural zoning districts, uses listed in Subsection 707.04(B)(2), which are not otherwise allowed in the underlying zoning district, are conditional uses, approval of which is subject to Section 1203, *Conditional Use*
1. In addition, the following criteria apply:
 - a. The use will preserve or improve a resource which would probably not be preserved or improved otherwise;
 - b. The use will not require the extension or development of urban services in rural areas;
 - c. The use will not adversely affect surrounding natural resource uses; and
 - d. The use will utilize existing structures rather than new structures, except where new structures are determined by the Historic Review Board to be in the best interest of preserving the historic resource. All structures of any form or size, including new structures, shall satisfy Subsection 707.06.
 2. The following conditional uses may be permitted. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.
 - a. Art and music studios;
 - b. Galleries;

- c. Offices;
- d. Craft shops;
- e. Bed and breakfast residences and inns, subject to Section 832;
- f. Gift shops;
- g. Museums;
- h. Catering services;
- i. Book stores;
- j. Boutiques;
- k. Restaurants;
- l. Antique shops;
- m. Community centers for civic or cultural events; and
- n. In the RA-1 District, replacement of a historic landmark dwelling with an additional dwelling on the same site and continued use of the existing dwelling for residential purposes, provided:
 - i. The existing dwelling is listed individually on the National Register of Historic Places or on state and local registers as a Historic Landmark;
 - ii. The existing dwelling is maintained under an approved plan for rehabilitation (e.g. Secretary of Interior guidelines); and
 - iii. There is a recorded deed recognition statement with the County that the additional dwelling is authorized only for the duration of the historic resource and to inform subsequent purchasers.

707.05 HISTORIC REVIEW BOARD

A Historic Review Board shall be established pursuant to Subsection 1307.03 and shall have the following responsibilities:

- A. Carry out the duties described for it in Section 707 and otherwise assist the Board of County Commissioners on historic preservation matters;
- B. Review and make recommendations on proposals to alter the exterior of a Historic Landmark or primary, secondary, or contributing structure within a Historic District or Historic Corridor, subject to Subsection 707.06;

- C. Review and make recommendations on all proposed new construction within a Historic District or Corridor, or on property on which a Historic Landmark is located, subject to Subsection 707.06;
- D. Review and make recommendations on all applications referred by the Board of County Commissioners, Hearings Officer, Planning Commission, or Design Review Committee;
- E. Review and make recommendations on all applications for zoning of a Historic Landmark, a Historic District, or a Historic Corridor, subject to Subsections 707.02 and 707.06;
- F. Review and make recommendations on all requests for moving or demolition of a Historic Landmark, subject to Subsection 707.06;
- G. Review and make recommendations to the Hearings Officer on all conditional use applications under Subsection 707.04(B);
- H. Review and make recommendations on all partitions and subdivisions of designated properties, subject to Subsection 707.06;
- I. Disseminate information to educate the public as to state and federal laws protecting antiquities and historic places;
- J. Act as a coordinator for local preservation groups, educational workshops, signing and monumentation projects, and other similar programs;
- K. Advise interest groups, agencies, boards, commissions, and citizens-community members on matters relating to historic preservation within the County;
- L. Ensure that information on inventoried historic properties is updated and maintained; and
- M. Continue to add to the Clackamas County Cultural Resources Inventory when appropriate.

707.06 THE REVIEW PROCESS

Subsection 707.06 applies to all Historic Landmarks, properties within Historic Districts and Historic Corridors, and contributing resources therein.

- A. Designation and Zoning: Comprehensive Plan designation and zoning of a Historic Landmark, Historic District, or Historic Corridor shall be subject to the procedures identified in Section 1307 for Comprehensive Plan amendments and zone changes, respectively. In addition:

1. The Historic Review Board shall evaluate proposed designation and zoning of a Historic Landmark, Historic District, or Historic Corridor and shall make a recommendation to the Board of County Commissioners.
2. Pending Permits: No building permit for altering or moving any proposed Historic Landmark or any building within an area proposed for designation as a Historic Landmark, Historic District, or Historic Corridor, shall be issued while any advertised public hearing or any appeal affecting the proposed designation of the area or building is pending. In addition, demolition of a building affected by a pending public hearing or appeal under Subsection 707.06(A) shall be a violation of this Ordinance.

B. Application Requirements:

In addition to the submittal requirements identified in Subsection 1307.07(C), applications for alteration and development shall include:

1. A written description of the boundaries of the proposed Historic District, if applicable, or the location of the site;
2. A map illustrating the boundaries of the proposed Historic District, if applicable, or the location of the site;
3. A list of exterior materials pertinent to the application request;
4. Drawings of elevations of affected structure(s):
 - a. Drawings shall indicate dimensions and be to scale.
 - b. Photographs may be used in lieu of drawings for small projects.
5. Floor plans of affected structure(s); and
6. Site plan showing relationship of structure(s) to roadways, parking areas, access drives, landscape features, plant materials, fences, and other pertinent elements, drawn to scale.

C. Alteration and Development:

1. Maintenance: The normal responsibilities of the property owner to care, repair, and replace with like materials shall be reviewed as a Type I application pursuant to Section 1307. Normal maintenance may include but not be limited to:
 - a. Painting and related preparation of the structure. Original paint colors or colors appropriate to the historic period should be used on Historic Landmark buildings;

- b. Repair and/or replacement of roofing materials with the same kind of roof materials existing;
 - c. Grounds care and maintenance required or the permitted use on the property;
 - d. Replacement of fences, shrubs, or other yard fixtures or landscaping with like type and/or style;
 - e. Existing materials may be replaced in kind for a small portion of either building or grounds because of damage or decay of materials; and
 - f. Installation and maintenance of irrigation systems.
2. Minor Alterations: Minor alterations shall be reviewed as Type II applications pursuant to Section 1307. In addition, the review authority may consult with the Historic Review Board, or any member thereof, in applying the provisions of Subsection 707.06(C)(2). An alteration shall be considered minor when the result of the proposed action is to restore portions of the exterior to the original historic appearance while performing repairs, such as:
- a. Addition of gutters and downspouts;
 - b. Repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation;
 - c. Change in material to match original type of material on the structure or grounds;
 - d. Change in type of roof material in character with the original roofing material; and
 - e. Replacement of storm windows or doors.
3. Major Alterations: Major alterations shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application for a major alteration shall be subject to the following criteria for rehabilitation:
- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the least damaging or gentlest means possible.
 - h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired.
4. New Construction: Applications for proposed structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application shall be subject to the following criteria:
- a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.

- b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.
 - c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.
 - d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.
5. Maximum Building Floor Space: Commercial uses approved pursuant to Subsection 707.04(B)(2) are subject to the following standards:
- a. In an unincorporated community other than Government Camp, the maximum building floor space per commercial use shall be 4,000 square feet except that no maximum applies to uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.
 - b. In Government Camp, the maximum building floor space per commercial use shall be 8,000 square feet except that no maximum applies to uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area
 - c. Outside both an unincorporated community and an urban growth boundary, the maximum building floor area per commercial use shall be 3,000 square feet. However, a lawfully established commercial use that existed on December 20, 2001, may expand to occupy a maximum of 3,000 square feet of building floor space or 25 percent more building floor space than was occupied by the use on December 20, 2001, whichever is greater.
6. Partitions and Subdivisions: The Historic Review Board shall review and make recommendations on proposed partitions or subdivisions of sites designated as a Historic Landmark site or located within a Historic District or Historic Corridor. The recommendation shall be made to the review authority, identified pursuant to Table 1307-1, for the partition or subdivision application. Review of proposed subdivisions or partitions shall be subject to the following criteria:
- a. The partition or subdivision does not allow a significant feature of the original site, as identified in the designation action and inventory, to be located on a separate site from the landmark.
 - b. The partition or subdivision allows adequate setbacks from landmark improvements to provide for buffering and mitigation of impacts associated with development of the new parcels.

- c. Yard and landscaped areas including large trees and shrubs associated with the Historic Landmark structure shall be retained with the structure whenever possible.
7. Modifications to Certain Regulations: Regulations pertaining to signs, fence and wall provisions, general provisions regarding height, yards, area, lot width, frontage, depth, coverage, number of off-street parking spaces required, and regulations prescribing setbacks may be modified, if the modifications:
 - a. Are necessary to preserve the historic character, appearance or integrity of the proposed Historic Landmark, Historic District or Historic Corridor; and
 - b. Are in accordance with the purposes of the zoning and sign regulations.
- D. Moving or Demolition of a Historic Landmark or Contributing Resource: No building identified as a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, shall be intentionally moved or demolished, unless approval is granted pursuant to Subsection 707.06(D). Moving or demolition of a Historic Landmark or Contributing Resource shall be reviewed as a Type II application pursuant to Section 1307. In addition:
1. The applicant shall prepare and submit a plan for preservation of the Historic Landmark prior to filing an application for moving or demolition.
 - a. The preservation plan shall include a narrative describing how the applicant will accomplish the following:
 - i. Advertise the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and shall provide evidence of such advertising;
 - ii. Give public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information. The sign shall remain on the subject property until a permit is issued.;
 - iii. Prepare and make available information related to the history and sale of the subject property to all who inquire;
 - iv. Provide information regarding the proposed use for the Historic Landmark site; and

- v. Keep a record of the parties who have expressed an interest in purchasing or relocating the structure. To ensure that an adequate effort has been made to secure a relocation site, the applicant shall provide a list of property locations and owners who were contacted regarding purchase of a relocation site.
 - b. Following receipt of the preservation plan, the Planning Director shall issue a media release to local and state newspapers of general circulation in the County. The media release shall include, but not be limited to, a description of the significance of the Historic Landmark, the reasons for the proposed moving or demolition, and the possible options for preserving the Historic Landmark.
2. Approval of an application to move a Historic Landmark or contributing resource shall be subject to the following criteria:
 - a. Relocation is the only alternative for preservation of the Historic Landmark or contributing resource;
 - b. The proposed relocation site will not greatly reduce the historical and/or architectural significance of the Historic Landmark or contributing resource; the site is a contextually appropriate setting; it is within the County and preferably within the neighborhood within which it is currently located;
 - c. The designated resource cannot reasonably be used in conjunction with the proposed use;
 - d. The continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit;
 - e. The designated landmark or contributing resource is structurally capable of relocation;
 - f. If the landmark or contributing resource is relocated within the County, the owner of the relocation site agrees, as a condition of the purchase agreement, to apply within 90 days of relocation to the County for designation as a Historic Landmark, to be protected under the provisions of Section 707;
 - g. The loss of the landmark or contributing resource will not affect the integrity of the Historic District or Historic Corridor; and
 - h. Adequate effort has been made to seek a relocation site within the Historic District or Corridor.

3. The review authority for an application to demolish a Historic Landmark or contributing resource within a Historic District or Historic Corridor shall consider the following:
 - a. All plans, drawings, and photographs submitted by the applicant;
 - b. Information presented at the public hearing concerning the proposed work; proposal;
 - c. The Comprehensive Plan;
 - d. The purposes of Section 707 as set forth in Subsection 707.01;
 - e. The criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor in which the property under consideration is situated;
 - f. The historical and architectural style, the general design, arrangement, materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district or corridor; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area;
 - g. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district or corridor which cause it to possess a special character or special historical or aesthetic interest or value;
 - h. Whether suspension of the proposed demolition will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of Section 707; and
 - i. When applicable, the findings of the building official in determining the status of the subject building as a dangerous building under County Code Chapter 9.01, *Uniform Code for the Abatement of Dangerous Buildings*, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building.
4. The application may be approved in consideration of Subsections 707.06(D)(2) and (3).
5. The application may be suspended, if, in the interest of preserving historic values for public benefit, the building should not be moved or demolished.

6. If the application is suspended, the written decision shall be transmitted to the building official along with a request that the enforcement of any applicable Notice and Order of the building official be stayed during the pendency of an appeal, or for a period of not more than 60 days from the date of the suspension decision. During this stay of moving or demolition, the following actions may be taken:
 - a. The building official may require the owner or other party responsible for the subject building to take appropriate actions, other than demolition, to protect the public from hazardous conditions associated with the building.
 - b. The applicant may be required to continue to carry out the pre-application plan activities through the entire stay of moving or demolition.
 - c. The Historic Review Board may research programs or projects underway which could result in public or private acquisition of the subject building and site, and assess the potential for the success of these programs or projects.
 - i. If the Historic Review Board determines that there are reasonable grounds to believe that such program or project may be successful, it may extend the suspension period up to 30 additional days per extension, not to exceed a total of 120 days from the date of the decision suspending the application.
 - ii. If the Historic Review Board determines that all such programs or projects are unlikely to be successful, and the applicant has not withdrawn his application or taken appropriate alternative action to correct the hazards associated with the subject building as provided in a Notice and Order of the building official, then, at the end of the suspension period, the Planning Director may issue a permit for moving or demolition, subject to all other applicable regulations.
7. When moving or demolition is imminent, whether by direct approval or if efforts during the pre-application preservation plan and suspension period are unsuccessful, the following complete documentation of the structure(s) is required to be submitted to the County by the applicant:
 - a. Floor plans to scale of the structure(s) and related structures;
 - b. Site plan to scale showing surrounding roadways, landscaping, natural features, structure(s), and related structures;
 - c. Drawings to scale or photographs of all exterior elevations;
 - d. Photographs of architectural detail not shown in elevation photographs;
and

- e. The Historic Preservation League of Oregon or local preservation group to be given opportunity to salvage and record the resource.
8. A moving or demolition permit for a landmark found to comply with Subsection 707.06(D) shall not be issued until all development permit applications for the new use or development have been approved by the County.

[Amended by Ord. ZDO-235, 5/14/12; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-266, 5/23/18]

Summary of Proposed Amendments to Section 804, *Places of Worship*

1. Identify that a place of worship's worship services, religion classes, weddings, funerals, meal programs, and certain types of child care as permitted activities customarily associated with the practices of the place of worship's religious activities, consistent with Oregon Revised Statutes (ORS) 215.441.
2. Clarify that healthcare services, including counseling, is an allowable use accessory to an approved place of worship when the healthcare services occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property and are operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code, while recognizing that other existing provisions of and review processes in the ZDO may allow healthcare services to occupy a greater floor area.

804 PLACES OF WORSHIP

804.01 STANDARDS

Places of worship shall comply with the following standards:

- A. Maximum Lot Coverage: The maximum lot coverage is 50 percent.
- B. Maximum Building Height: The maximum building height is 50 feet.
- C. Minimum Rear Setback: The minimum rear setback is 20 feet plus five feet for each story in excess of two.
- D. Minimum Side Setback: The minimum side setback is 20 feet plus five feet for each story in excess of two.

804.02 PERMITTED USES

- A. Customarily Associated Activities. Pursuant to Oregon Revised Statutes 215.441, a place of worship may be used for activities customarily associated with the practices of the religious activity, including:
 - 1. Worship services;
 - 2. Religion classes;
 - 3. Weddings;
 - 4. Funerals;
 - 5. Meal programs; and
 - 6. Child care, but not including private or parochial school education for prekindergarten through grade 12 or higher education. (Although a private or parochial school is not permitted pursuant to this provision, this Ordinance may otherwise provide for such use on the subject property.)
- B. Accessory Uses. In addition to buildings and uses otherwise permitted accessory to a place of worship in the applicable zoning district, healthcare services, including counseling, are a permitted accessory use, provided the healthcare services occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property, and provided that the healthcare services are operated by a charitable organization that is tax-exempt under section 501(c)(3) of the Internal Revenue Code. Notwithstanding the 10-percent limitation, a larger floor area may be permitted if the use is found still to be accessory to the place of worship.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 835, *Wireless Telecommunication Facilities*

1. Provide a clarifying heading in Table 835-1, *Permitted Wireless Telecommunication Facilities*.

835 WIRELESS TELECOMMUNICATION FACILITIES

835.01 DEFINITIONS

The following definitions apply to Section 835:

- A. Antenna: A transmitting or receiving device used in telecommunications that radiates or captures electromagnetic waves, including, but not limited to, directional antennas, such as panel and microwave dish antennas, and omnidirectional antennas, such as whip antennas.
- B. Collocation: The use of a single support structure by more than one wireless telecommunications provider.
- C. Essential Public Communication Services: Police, fire, and other emergency communications networks.
- D. Equipment Shelter: A structure that houses power lines, cable, connectors, and other equipment ancillary to the transmission and reception of telecommunications.
- E. Existing Wireless Telecommunication Facility: A wireless telecommunication facility that received land use approval prior to March 14, 2002.
- F. Small Wireless Facility: A wireless telecommunication facility that enables provision of wireless services and meets the conditions in Subsections 835.02(A)(1) through (4).
- G. Support Structure: A wireless telecommunication tower, building, or other structure that supports an antenna used for wireless telecommunications.
- H. Wireless Telecommunication Facility: An unmanned facility for the transmission of radio frequency (RF) signals, consisting of an equipment shelter, cabinet, or other enclosed structure containing electronic equipment, a support structure, antennas or other transmission and reception devices. Freestanding point-to-point microwave dishes, high-power television and FM transmission facilities, AM facilities, amateur (Ham) radio antennas and towers, and citizen band transmitters and antennas are not wireless telecommunication facilities.
- I. Wireless Telecommunication Tower: A freestanding support structure, including monopole and lattice tower, designed and constructed primarily to support antennas and transmitting and receiving equipment. Wireless telecommunication towers include:
 - 1. Lattice tower: A tower characterized by an open framework of lateral cross members that stabilize the tower; and

2. Monopole: A single upright pole, engineered to be self-supporting, that does not require guy wires or lateral cross supports.
- J. Wireless Telecommunication Tower Height: The distance from the finished grade at the antenna tower base to the highest point of the tower, including the base pad, mounting structures, and panel antennas, but not including lightning rods and whip antennas.

835.02 SMALL WIRELESS FACILITIES

- A. Small wireless facilities, consistent with 47 CFR 1.6002(l)(1), are facilities that meet each of the following conditions:
 1. The facilities:
 - a. Are mounted on structures 50 feet or less in height including their antennas as defined in 47 CFR 1.1320(d); or
 - b. Are mounted on a structure no more than 10 percent taller than other adjacent structures; or
 - c. Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;
 2. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume;
 3. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume; and
 4. The facilities comply with Federal Communications Commission (FCC) requirements for registration, as well as FCC radio frequency emissions standards specified in 47 CFR 1.1307(b) and other applicable standards in 36 CFR 800.16(x) related to location on Tribal Lands.
- B. Notwithstanding any otherwise applicable definition in Section 202, *Definitions*, or Subsection 835.01, terms used in Subsection 835.02 have the meanings provided in 47 CFR 1.6002, which includes the following definitions:
 1. Antenna: Consistent with 47 CFR 1.1320(d), an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under Part 15, *Radio Frequency Devices* of CFR Title 47, *Telecommunication*.

2. Antenna equipment: Consistent with 47 CFR 1.1320(d), equipment, switches, wiring, cabling, power sources, shelters, or cabinets associated with an antenna, located at the same fixed location as the antenna, and, when collocated on a structure, is mounted or installed at the same time as such antenna.
3. Deployment: Placement, construction, or modification of a personal wireless service facility.
4. Structure: A pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or comingled with other types of services).

835.03 EXEMPTIONS

- A. Wireless telecommunication facilities are exempt from section 1102, *Design Review*, except that Section 1102 applies to essential public communication services in zoning districts listed in Subsections 1102.01(A) through (C), if such essential public communication services are not small wireless facilities.
- B. Small wireless facilities in public rights-of-way or in easements under Clackamas County jurisdiction are exempt from Section 835.

835.04 SUBMITTAL REQUIREMENTS

An application for a Type I permit for a wireless telecommunication facility shall include the submittal requirements identified in Subsection 1307.07(C). In addition to the submittal requirements identified in Subsections 1203.02 (for conditional uses only) and 1307.07(C), an application for a Type II or conditional use permit for a wireless telecommunication facility, or for an adjustment pursuant to Subsection 835.07, shall include:

- A. A site plan, drawn to scale, that includes:
 1. Existing and proposed improvements;
 2. Adjacent roads;
 3. Parking, circulation, and access;
 4. Areas of vegetation to be added, retained, replaced, or removed;
 5. Setbacks of all existing and proposed structures; and

6. If an adjustment is proposed pursuant to Subsection 835.06, the distance from the proposed location of the wireless telecommunication tower to off-site structures that are closer to the proposed location than a distance equal to the height of the proposed tower.
- B. A vicinity map showing lots, land uses, zoning, and roadways within 500 feet of the proposed antenna site;
- C. Elevations showing antennas, wireless telecommunication towers, equipment shelters, area enclosure, and other improvements related to the proposed facility;
- D. For all new antennas, color simulations of the site after construction;
- E. A map of existing wireless telecommunication facilities within one mile of the subject property; and
- F. An alternatives analysis demonstrating compliance with Subsection 835.06(D)(1)(a).

835.05 USES PERMITTED

- A. The types of wireless telecommunication facilities permitted in each zoning district are listed in Table 835-1, *Permitted Wireless Telecommunication Facilities*. Except for essential public communication services and small wireless facilities, wireless telecommunication facilities are classified as level one or two.
- B. As used in Table 835-1:
 1. “P” means the classification of wireless telecommunication facility is a primary use.
 2. “C” means the classification of wireless telecommunication facility is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
 3. “X” means the classification of wireless telecommunication facility is prohibited.
 4. Numbers in superscript correspond to the note that follows Table 835-1.
- C. Wireless telecommunication facilities, except small wireless facilities, are subject to the applicable provisions of Subsections 835.06(A through D) and 835.08, and an adjustment may be approved pursuant to Subsection 835.07. Small wireless facilities are subject only to Subsection 835.06(E) and are not eligible for an adjustment pursuant to Subsection 835.07.

Table 835-1: Permitted Wireless Telecommunication Facilities

Use	<u>Zoning District</u>				Review Process pursuant to Section 1307
	FU-10, HR, MRR, and Zoning Districts Regulated by Section 315	AG/F, EFU, FF-10, NC, RA-1, RA-2, RR, RRRF-5, TBR, and VCS	Commercial and Industrial Zoning Districts except NC, VCS, and SCM U	SCMU	
Essential Public Communication Services	P	P ¹	P	P	Type I ²
Level One Collocation	X	P	P	P	Type I ³
Level One Placement on a Utility Pole	P	P	P	P	Type I ³
Level Two Collocation	P	P	P	X	Type II ³
Level Two Placement on a Utility Pole	P	P	P	X	Type II ³
Level Two Wireless Telecommunication Facilities not included in any other category	C	C ¹	P	X	Type II if use is P ³ , Type III if use is C
Small Wireless Facilities	P	P	P	P	Type I

¹ In the AG/F and TBR Districts, the use is subject to Subsection 406.05(A)(1).

- ² In the AG/F, EFU, and TBR Districts, essential public communication services require review as a Type II application pursuant to Section 1307.
- ³ If an adjustment is proposed pursuant to Subsection 835.07, the wireless telecommunication facility requires review as a Type III application pursuant to Section 1307, *Procedures*.

835.06 STANDARDS

- A. Level One Collocation: A level one collocation of antennas on a previously approved wireless telecommunication facility shall be subject to the following standards:
1. Collocation proposals involving an existing wireless telecommunication facility must have an approved and implemented landscaping plan that complies with Subsection 835.06(D)(5).
 2. There shall be no increase in the height of the existing wireless telecommunication support structure.
 3. The proposed collocated antennas shall be no more than 20 feet higher than the existing support structure.
 4. All collocation improvements shall be located within a previously approved fenced lease area.
 5. The collocation shall not involve the removal of any previously approved landscaping or buffering.
- B. Level One Placement on a Utility Pole: Level one placements of wireless telecommunication facilities on utility poles (electric, cable, telephone, etc.) shall be subject to the following standards:
1. The wireless telecommunication facility shall be placed on an existing utility pole or, if it is necessary to replace the existing pole with a pole that is suitable for wireless telecommunication, the new pole shall be no taller than the pole that is being replaced.
 2. The existing utility pole shall be within a public right-of-way, and, if the pole is to be replaced pursuant to Subsection 835.06(B)(1), the replacement pole shall remain within the public-right-of-way.
 3. Any equipment shelters for the wireless telecommunication facility shall be located on the utility pole and within the public right-of-way.
- C. Level Two Placement on a Utility Pole: Level two placements of wireless telecommunication facilities on replacement utility poles (electric, cable, telephone, etc.) shall be subject to the following standards:
1. The height of the replacement utility pole shall not exceed the height of the pole being replaced by more than 20 feet.
 2. The existing utility pole shall be within a public right-of-way, and the replacement pole shall remain within the public-right-of-way.

- D. Level Two Wireless Telecommunication Facilities: A level two wireless telecommunication facility (including a level two collocation or placement on a utility pole) shall be subject to the following standards:
1. New Towers: If a new wireless telecommunication tower is proposed:
 - a. No new tower will be permitted unless no existing support structure can accommodate the proposed antenna. All proposals for new wireless telecommunication facilities must be accompanied by a statement from a qualified person that the necessary telecommunication service cannot be provided by collocation for one or more of the following reasons:
 - i. No existing support structures, or approved but not yet constructed support structures, are located within the geographic area required to meet the applicant's engineering requirements;
 - ii. Existing support structures are not of sufficient height to meet the applicant's engineering requirements;
 - iii. Existing support structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment;
 - iv. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing support structure, or the existing antenna would cause interference with the applicant's proposed antenna; or
 - v. The applicant demonstrates that there are other limiting factors that render existing support structures unsuitable.
 - b. If the tower is inside the Portland Metropolitan Urban Growth Boundary, it shall be a monopole.
 - c. The tower shall be designed and built to accommodate collocation or additional loading. This means that the tower shall be designed specifically to accommodate no less than the following equipment, in addition to the applicant's proposed equipment:
 - i. Twelve antennas with a float plate wind-loading of not less than four square feet per antenna;
 - ii. A standard mounting structure, standoff arms, platform, or other similar structure designed to hold the antennas;
 - iii. Cable ports at the base and antenna levels of the tower; and
 - iv. Sufficient room within or on the tower for 12 runs of 7/8-inch coaxial cable from the base of the tower to the antennas.

- d. The tower shall be painted or coated in a manner that blends with the surrounding area. The finished coloring shall result in a non-reflective surface that makes the tower as visually unobtrusive as possible unless state or federal regulations require different colors.
 - e. If the proposed wireless telecommunication facility requires approval of a conditional use permit, placement of the tower in an alternate location on the tract may be required, if the alternate location would result in greater compliance with the criteria in Section 1203, *Conditional Uses*, than the proposed location. In order to avoid relocating the proposed tower, the applicant shall demonstrate that the necessary wireless telecommunication service cannot reasonably be provided from the alternate location.
2. Equipment shelters shall be entirely enclosed. They may be painted or coated with a finish that best suits the operational needs of the facility, including the ability to reflect heat and to resist accumulations of dirt. If there is a conflict between acceptable colors and the operational needs of the facility, the use of architectural screen panels may be required.
 3. No lighting shall be permitted on a wireless telecommunication tower, except as required by state or federal regulations. If lighting is required, the light shall be shielded or deflected from the ground, public rights-of-way, and other lots, to the extent practicable.
 4. Unless the wireless telecommunication facility is located entirely on a utility pole, it shall be located within an area that is enclosed on all sides. The enclosure shall be a minimum of six feet tall and sight-obscuring.
 5. Landscaping shall be placed outside of the enclosed area required pursuant to Subsection 835.06(D)(4) and shall include ground cover, shrubs, and trees that are reflective of the natural surrounding vegetation in the area. However, if a portion of the wireless telecommunication facility is screened from points off-site by a building with a height of at least eight feet, landscaping is not required for the screened area. In addition, Subsection 1009.10 applies.
 6. Noise generated by the wireless telecommunication facility shall not exceed the maximum levels established by the Oregon Department of Environmental Quality (DEQ). If lots adjacent to the subject property have a lower DEQ noise standard than the subject property, the lower standard shall be applicable.
 7. Dimensional Standards: Dimensional standards applicable to wireless telecommunication towers are listed in Table 835-2, *Dimensional Standards for Wireless Telecommunication Towers*.
- E. Small Wireless Facilities: Small wireless facilities, including all related equipment and appurtenances, shall:

1. Not be affixed to trees, shrubs, or other vegetation;
2. If attached to or mounted on a building, be the same or substantially similar color or colors as the portions of the building they are attached to or mounted on;
3. Use only non-reflective materials on their exterior; and
4. Have all of their lights shrouded from view from adjacent residential properties.

Table 835-2: Dimensional Standards for Wireless Telecommunication Towers

Zoning District	Maximum Height	Minimum Tower Separation	Minimum Front, Side, and Rear Setbacks
All zoning districts inside the Portland Metropolitan Urban Growth Boundary (UGB), HR, MRR, RR, and RTC	100 feet	1000 feet	The minimum setbacks generally applicable in the subject zoning district, or a distance equal to the height of the tower, whichever is greater
FF-10, RA-1, RA-2, RC, RI, and RRFF-5, provided that the tower is outside the UGB	150 feet	2000 feet	
AG/F, EFU, and TBR, provided that the tower is outside the UGB	250 feet	2,640 feet	

835.07 ADJUSTMENTS

Adjustments to the standards of Section 835 may be granted under either of the following circumstances:

- A. A gap in the applicant's service exists and that gap can only be alleviated through the adjustment of one or more of the standards of this section. If an adjustment is to be approved, the applicant must demonstrate the following:

1. A gap in coverage or capacity exists in the wireless telecommunication provider's service network that results in network users being regularly unable to connect, or maintain connection, with the provider's network;
 2. The proposed wireless telecommunication facility will fill the existing service gap. Filled means the proposed facility would substantially reduce the frequency with which users of the network are unable to connect, or maintain connection, with the provider's network; and
 3. The gap cannot be filled through collocation on existing facilities, or establishment of facilities that are consistent with the standards of this section on properties other than the proposed site or on the proposed site in a manner which does not require an adjustment.
- B. The proposed adjustment would utilize existing site characteristics to minimize demonstrated or potential impacts on the use of surrounding lots. Site characteristics include, but need not be limited to, those identified in Subsection 1203.03(B). The adjustment must result in a lower level of impact on surrounding lots than would result if the standard were not adjusted. In considering the requested adjustment, the following may be considered:
1. Visual impacts;
 2. Impacts on view;
 3. Impacts on property values; and
 4. Other impacts that can be mitigated by an adjustment so that greater compliance with Subsection 1203.03(D) occurs.

835.08 ABANDONMENT

- A. Wireless telecommunication facilities will be considered abandoned when there has not been a provider licensed or recognized by the Federal Communications Commission operating on the facility for a period of 365 consecutive days. Determination of abandonment will be made by the Planning Director, who shall have the right to demand documentation from the facility owner regarding the tower or antenna use.
- B. Upon determination of abandonment, the facility owner shall have 60 calendar days to reuse the facility or transfer the facility to another owner who will reuse it within 60 calendar days of the determination of abandonment.

- C. If the facility is not reused within 60 calendar days of the determination of abandonment, county authorization for the use shall expire. Once authorization for the use has expired, the facility operator shall remove the facility from the property within 90 calendar days. If the facility operator does not remove the facility within 90 calendar days, the county may remove the facility at the expense of the facility operator, or, in the alternative, at the property owner's expense.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

Summary of Proposed Amendments to Section 1003, *Hazards to Safety*

1. Remove inconsistent and unnecessary history notes.
2. Provide a “Type II” review process for development on identified mass movement hazards when not reviewed in another application.
3. Correct punctuation and other typographic errors, and provide clarifications.

1003 HAZARDS TO SAFETY ~~(3/24/05)~~

1003.01 PURPOSE

- A. To protect lives and property from natural or man-induced geologic or hydrologic hazards and disasters.
- B. To protect property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

1003.02 STANDARDS AND CRITERIA FOR MASS MOVEMENT HAZARD AREAS ~~DEVELOPMENT (3/24/05)~~

~~A. — And engineering geologic study shall be required for development proposed on slopes of twenty (20) percent or greater. The study shall include items under subsection 1003.02(B) (2).~~

BA. No development or grading shall be allowed in areas of land movement, slump or earth flow, ~~and or~~ mud or debris flow, unless approved in a Type II application pursuant to Section 1307, Procedures. Unless the criteria for such development as listed in Subsection 1003.02(B) are satisfied in the review of another approved Type II application pursuant to Section 1307, a mass movement hazard area development permit is required for development in areas of land movement, slump or earth flow, or mud or debris flow.

B. Approval Criteria~~except under one of the following conditions:~~

1. An engineering geologic study shall be required for development proposed on slopes of twenty (20) percent or greater.
2. An engineering geologic study shall be required, regardless of the slope of the site proposed for development, unless there is Stabilization stabilization of the identified hazardous condition based on established and proven engineering techniques which ensure protection of public and private property. -Appropriate conditions of approval of development approved under this subsection may be attached by the County.
23. ~~An~~ The engineering geologic study approved by the County establishing~~required by Subsections 1003.02(B)(1) and (2) shall establish~~ that the site is stable for the proposed use and development. ~~-The study shall include the following:~~

- a. Index map;

- b. Project description, to include: Location; topography; drainage; vegetation; discussion of previous work; and discussion of field exploration methods;
 - c. Site geology, to include: Site geologic map; description of bedrock and surficial materials including artificial fill; location of any faults, folds, etc.; and structural data including bedding, jointing, and shear zones; and
 - d. Discussion and analysis of any slope stability problems.
 - e. Discussion of any offsite geologic conditions that may pose a potential hazard to the site or that may be affected by onsite development.
 - f. Suitability of site for purposed development from geologic standpoint.
 - g. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
 - h. If deemed necessary by the engineering geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include: cross sections showing subsurface structure; graphic logs of subsurface explorations; results of laboratory test; and references.
 - i. Signature and certification number of an engineer or engineering geologist registered in the State of Oregon.
 - j. Additional information analyses as necessary to evaluate the site.
- C. Vegetative cover shall be maintained or established for stability and erosion control purposes.
- D. Diversion of storm water into these areas shall be prohibited.
- E. The principal source of information for determining mass movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and accompanying maps. -Approved site-site-specific engineering geologic studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the mass movement hazards data base. ~~-(3/24/05)~~

1003.03 STANDARDS FOR FLOOD HAZARD AREAS

- A. Development proposed in flood hazard areas, in addition to provisions of

Section 703, shall be limited to the extent that:

1. Clearing, stripping of vegetation and coverage of the site by roads and structures shall be no more than necessary to maintain water quality and meet the provisions of Section 1011.
2. Site buildings to minimize alteration of terrain and other natural features.

1003.04 STANDARDS FOR SOIL HAZARD AREAS

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: Wet/high water table; high shrink-swell capability; compressible/organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and accompanying maps. -Approved site specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards data base accordingly.

1003.05 STANDARDS FOR FIRE HAZARD AREAS

- A. Development in areas with the potential for forest or brush fires shall be designed:
 1. To provide adequate water storage and pressure for purposes of maintaining minimum flows for fire protection.
 2. To provide, in cooperation with local fire districts, fire hydrants appropriate to the intensity and type of development.
 3. So that dwellings are not sited in areas subject to extreme fire hazard, such as areas of heavy fuel concentration, draws, etc. ~~-(3/24/05)~~
 4. To provide for other methods of fire protection and prevention appropriate to the location and type of development, utilizing techniques recommended by the Oregon State Forestry Department.

Summary of Proposed Amendments to Section 1005, *Site and Building Design*

1. Expressly allow in all zones the use of metal as an exterior building material, but require that surfaces that are subject to rust or corrosion be coated to inhibit such rust and corrosion, and require that the surfaces of metal exterior building materials with intentional rust or corrosion be stabilized and coated to inhibit future additional rust and corrosion.
2. Repeal the prohibition on galvanized or corrugated metal roofs in the Mountain Recreational Resort (MRR) District in the Government Camp area.
3. Provide consistency in spacing.

1005 SITE AND BUILDING DESIGN

1005.01 PURPOSE

Section 1005 is adopted to ensure sites are developed and buildings designed to:

- A. Efficiently utilize the land used in development, particularly urban land in centers, corridors, station communities and employment areas;
- B. Create lively, safe, attractive and walkable centers, corridors, station communities, employment areas and neighborhoods;
- C. Support the use of non-auto modes of transportation, especially pedestrian trips to and between developments;
- D. Support community interaction by creating lively, safe and attractive public use spaces within developments and on the street;
- E. Reduce impacts of development on natural features and vegetation;
- F. Utilize opportunities arising from a site's configuration or natural features;
- G. Encourage use of green building technologies and green site development practices, energy conservation and use of renewable energy resources;
- H. Design illumination so that dark skies are maintained to the extent possible, balanced with the lighting needs of safe and functional developments; and
- I. Accommodate the needs of the users to be located in developments.

1005.02 APPLICABILITY

Section 1005 applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.- Subsections 1005.04 (F) and 1005.12 also apply to attached single-family dwellings.- Subsection 1005.12 also applies to developments of a single two- or three-family dwelling.

1005.03 GENERAL SITE DESIGN STANDARDS

The following site design standards apply:

- A. Where feasible, cluster buildings within single and adjacent developments for efficient sharing of walkways, on-site vehicular circulation, connections to adjoining sites, parking, loading, transit-related facilities, plazas, recreation areas, and similar amenities.

- B. Where feasible, design the site so that so that the longest building elevations can be oriented within 20 degrees of true south in order to maximize the south-facing dimensions.
- C. Minimum setbacks may be reduced by up to 50 percent as needed to allow improved solar access when solar panels or other active or passive solar use is incorporated into the building plan.
- D. A continuous, interconnected on-site walkway system meeting the following standards shall be provided.
1. Walkways shall directly connect each building public entrance accessible to the public to the nearest sidewalk or pedestrian pathway, and to all adjacent streets, including streets that dead-end at the development or to which the development is not oriented.
 2. Walkways shall connect each building to outdoor activity areas including parking lots, transit stops, children's play areas and plazas.
 3. Walkways shall be illuminated. Separate lighting shall not be required if existing lighting adequately illuminates the walkway.
 4. Walkways shall be constructed with a well-drained, hard-surfaced material or porous pavement and shall be at least five feet in unobstructed width.
 5. Standards for walkways through vehicular areas:
 - a. Walkways crossing driveways, parking areas and loading areas shall be constructed to be clearly identifiable to motorists through the use of different paving material, raised elevation, warning signs or other similar methods.
 - b. Where walkways are adjacent to driveways, they shall be separated by a raised curb, bollards, landscaping or other physical barrier.
 - c. Inside the Portland Metropolitan Urban Growth Boundary (UGB), if the distance between the building public entrance and street is 75 feet or greater and located adjacent to a driveway or in a parking lot, the walkway shall be raised, with curbs, a minimum four-foot-wide landscape strip and shade trees planted a maximum of 30 feet on center.
 - d. The exclusive use of a painted crossing zone to make walkways identifiable to motorists may be used only for portions of walkways which are shorter than 30 feet and located across driveways, parking lots, or loading areas.

- e. Walkways bordering parking spaces shall be at least seven feet wide or a minimum of five feet wide when concrete bumpers, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles or opening doors from obstructing the walkway.
6. The interconnected onsite walkway system shall connect to walkways in adjacent developments, or stub to the adjacent property line if the adjacent land is vacant or is developed without walkways.
 - a. Walkway stubs shall be located in consideration of topography and eventual redevelopment of the adjacent property.
 - b. Notwithstanding the remainder of Subsection 1005.03(D)(6), walkway linkages to adjacent development shall not be required within industrial developments, to industrial developments, or to vacant industrially zoned land.
- E. Inside the UGB, except for industrial developments, a minimum of 50 percent of the street frontage of the development site shall have buildings located at the minimum front yard depth line.
1. If the minimum front yard depth standard is less than 20 feet, the front yard depth may be increased to 20 feet provided pedestrian amenities are developed within the yard.
 2. Primary building entrances for buildings used to comply with Subsection 1005.03(E), shall:
 - a. Face the street;
 - b. Be located at an angle facing both the street and a parking lot; or
 - c. Be located to the side of the building, provided that the walkway connecting to the street is a minimum of eight feet wide and is developed with landscaping and pedestrian amenities.
 3. If a development has frontage on more than one street, Subsection 1005.03(E) must be met on only one frontage, as follows:
 - a. If one of the streets is a major transit street, the standard shall be met on that street.
 - b. If neither or both are a major transit street, then the standard shall be met on the street with the higher functional classification.
 - c. If neither 1005.03(E)(3)(a) or (b) applies, then the standard shall be met on the longest frontage.

- F. Inside the UGB, parking lots larger than three acres in size shall be built with major on-site vehicular circulation ways that include raised walkways with curbs, a minimum four-foot-wide landscape strip and shade trees planted a maximum of 30 feet on center.
- G. New retail, office, mixed use, and institutional buildings located on major transit streets shall have at least one public entrance facing a major transit street, or street intersecting a major transit street.
1. A private street used to meet the standards in Subsection 1005.03(G) must have raised walking surfaces on both sides, street trees, curbs, and pedestrian-scale street lighting, and must connect at both ends to an existing or proposed street.
 2. If a development has frontage on more than one major transit street, this orientation requirement needs to be met on only one side.
 3. The public entrance orientation requirement does not apply to warehouses or industrial buildings with less than 5,000 square feet of attached offices.
- H. New retail, office, mixed use, multifamily, and institutional buildings located at a major transit stop shall be set back a maximum of 20 feet from at least one of the following: the major transit stop, the major transit street or an intersecting street, or a pedestrian plaza at the major transit stop or a street intersection.
1. For the purpose of Subsection 1005.03(H), a building is located at a major transit stop, if:
 - a. The building is located on a lot that has frontage on the major transit street or an intersecting street; and
 - b. Any portion of the building is within a 200-foot radius of the major transit stop.
 2. Lawfully established buildings that do not comply with the maximum setback standard may have additional height added as an expansion without being brought into conformance with the standard.
 3. The maximum setback standard does not apply to warehouses or industrial buildings with less than 5,000 square feet of attached offices.
- I. In the PMU District, there shall be no vehicular parking or circulation within the front yard setback.
- J. In the OC District the design and siting of structures shall control public access points into office buildings, utilizing a central lobby design, entrance courtyard, internal pedestrian walkway or mall, or similar designs that protect business/professional uses from the disturbances of direct public access.

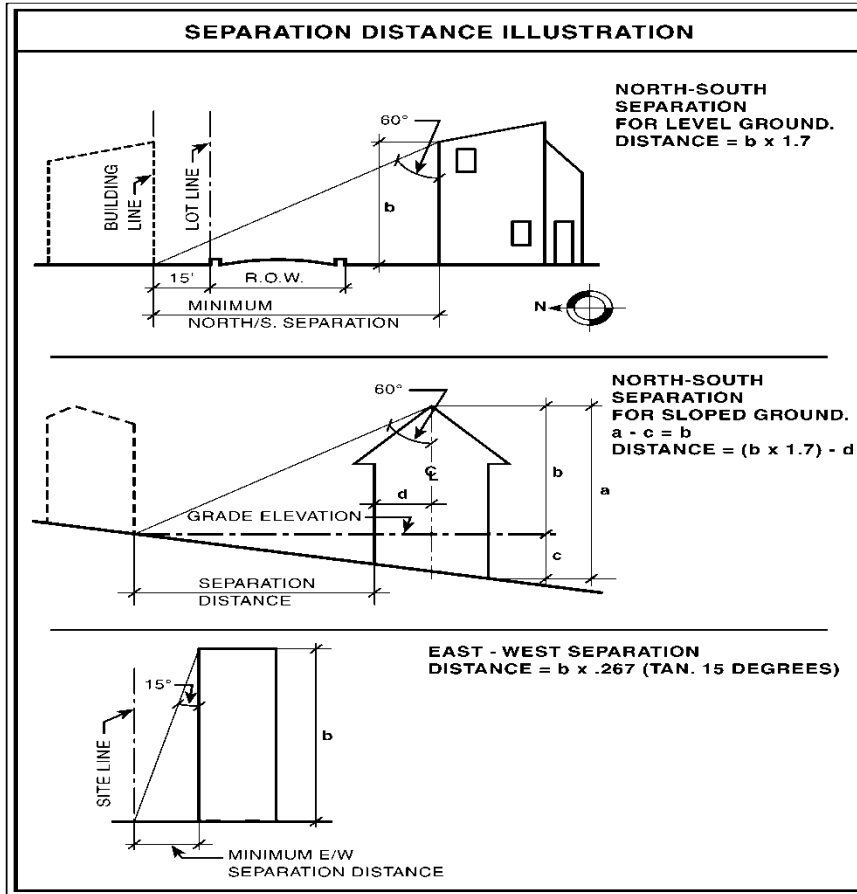
- K. Where a minimum floor area ratio (FAR) is required by the standards of the applicable zoning district, it shall be calculated as follows:
1. Calculate the building floor area by determining the square footage of all buildings in the proposed development, including:
 - a. Gross floor area of all commercial structures (except parking structures), including storage and mechanical equipment;
 - b. Square footage of commercial uses in a parking structure; and
 - c. Square footage of the footprint of a multifamily residential structure.
 2. Calculate the net site area by subtracting from the gross site area the following:
 - a. Right-of-way dedications;
 - b. Off-road (except sidewalks) trails, bikeways, or multi-purpose trails;
 - c. Stormwater detention facilities;
 - d. Design elements (plazas, greenways, transit stations, etc.);
 - e. Parks;
 - f. Civic spaces;
 - g. Stream buffers;
 - h. Wetlands; and
 - i. 100-year floodplain (undeveloped portion)
 3. Divide the building floor area by the net site area. The result is the FAR. For example, if the building floor area is 20,000 square feet and the net site area is 40,000 square feet, the FAR is 0.5.
- L. The following standards apply in the HDR, RCHDR, and SHD Districts:
1. The minimum distance on a north-south axis between any building and a site area line north of said building shall be the horizontal distance calculated by drawing a 60-degree angle line from the top of the structure to the natural ground elevation north of the structure.- For purposes of this provision, the "top of the structure" shall be that part of projection of the structure which first intersects a 60-degree angle line projecting toward the ground north of the building.- (See Figure 1005-0.)- This provision shall be modified as follows:

- a. Intervening streets and 15 feet of setback into the property on the north side of said street may be included in the required separation distance.
 - b. If an area on the adjacent site north of a proposed structure is developed or committed for use as a circulation drive or parking structure or lot, that area may be included in the required separation distance, provided no existing or proposed primary use structure on the adjacent site shall fall within the required separation distance.
 - c. If the owner of the site area to the north grants a north-south separation easement, as provided under Subsection 1005.03(L)(2), that area may be included in the required separation distance.
2. An owner, or owners, of a site area may grant a north-south separation easement to the owner, or owners, of a site area to the south provided that:
- a. Documentation and a map of the easement is submitted with the development plans for the site areas in question;
 - b. The development plans for the two or more site areas in question are coordinated to the maximum extent possible; and
 - c. Buildings are sited to minimize the loss of solar access to primary use structures.- However, this provision shall not preclude or restrict the use or development of any north-south separation easement area.
3. The minimum distance on an east-west axis between any building and a site area line, except when abutting a public, County or state road, shall be the horizontal distance calculated by drawing a 15-degree angle line from the top of the structure to the natural ground elevation east and west of the structure. (See Figure 1005-0.)

Formula: Separation = b x .267 (tan 15 degrees)

4. The north-south and east-west separation distance requirements shall not preclude structurally connecting two or more buildings on separate site areas provided that the proposed connection is approved as part of the development plans for the affected site areas.

Figure 1005-0: Separation Distance Illustration



5. The standards of Subsection 1005.03(L) are not subject to modification pursuant to Section 904, *Height Exceptions*.- However, these standards may be modified if the modification requested is necessary to allow development of primary uses at densities allowed for the site area.

1005.04 BUILDING DESIGN

- A. The following standards apply to building facades visible from a public or private street or accessway and to all building façades where the primary entrance is located.
 1. Building facades shall be developed with architectural relief, variety and visual interest and shall avoid the effect of a single, long or massive wall with no relation to human size.- Examples of elements that subdivide the wall: change in plane, texture, masonry pattern or color, or windows.
 2. Building facades shall have particular architectural emphasis at entrances and along sidewalks and walkways.

3. Provide visual interest through use of articulation, placement and design of windows and entrances, building trim, detailing, ornamentation, planters or modulating building masses.
 4. Utilize human scale, and proportion and rhythm in the design and placement of architectural features.
 5. Use architectural features which are consistent with the proposed use of the building, level and exposure to public view, exposure to natural elements, and ease of maintenance.
 6. When uses between ground-level spaces and upper stories differ, provide differentiation through use of bays or balconies for upper stories, and awnings, canopies, trim and other similar treatments for lower levels.
- B. Requirements for building entries:
1. Public entries shall be clearly defined, highly visible and sheltered with an overhang or other architectural feature, with a depth of at least four feet.
 2. Commercial, mixed-use and institutional buildings sited to comply with 1005.03(E) shall have public entries that face streets and are open to the public during all business hours.
- C. The street-facing façade of commercial, mixed-use and institutional buildings sited to comply with 1005.03(E) shall meet the following requirements:
1. Facades of buildings shall have transparent windows, display windows, entry areas, or arcades occupying a minimum of 60 percent of the first floor linear frontage.
 2. Transparent windows shall occupy a minimum of 40 percent of the first floor linear frontage.- Such windows shall be designed and placed for viewing access by pedestrians.
 3. For large-format retail buildings greater than 50,000 square feet, features to enhance the pedestrian environment, other than transparent window, may be approved through design review.- Such items may include, but are not limited to display cases, art, architectural features, wall articulation, landscaping, or seating, provided they are attractive to pedestrians, are built to human scale, and provide safety through informal surveillance.
- D. Requirements for roof design:
1. For buildings with pitched roofs:
 - a. Eaves shall overhang at least 24 inches.

- b. Roof vents shall be placed on the roof plane opposite the primary street.
2. For buildings, other than industrial buildings, with flat roofs or without visible roof surfaces, a cornice or other architectural treatment shall be used to provide visual interest at the top of the building.
- E. Requirements for exterior building materials:
1. Use architectural style, concepts, colors, materials and other features that are compatible with the neighborhood's intended visual identity.
 2. Building materials shall be durable and consistent with the proposed use of the building, level and exposure to public view, exposure to natural elements, and ease of maintenance.
 3. Walls shall be surfaced with brick, tile, masonry, stucco, stone or synthetic equivalent, pre-cast masonry, gypsum reinforced fiber concrete, wood lap siding, architecturally treated concrete, glass, wood, metal, or a combination of these ~~or other high image~~ materials.
 4. ~~Notwithstanding Subsection 1005.04(E)(3) metal may be approved as an exterior building material through design review pursuant to Section 1102 for specific high image surfaces, canopies, awnings, doors, screening of roof-mounted fixtures, or other architectural features~~The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
- F. Additional building design requirements for multifamily dwellings, two- and three-family dwellings, and attached single-family dwellings:
1. Façades of buildings that are two or more stories in height shall have a minimum of one balcony or bay per four dwelling units.
 2. Windows shall be frequent and coordinate with bays and balconies.
 3. Where feasible, place the buildings to minimize the potential of windows facing directly toward primary living areas of other dwelling units.
 4. For buildings that are one or two stories in height, roofs shall be hipped, gambrel or gabled to provide visual interest.- Flat roofs shall be allowed in areas of these buildings where mechanical equipment is mounted or where they are used for roof gardens or other outdoor activities.- In Urban Low Density Residential Districts, the roof of each attached single-family dwelling shall be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.

5. For multifamily developments, convenient areas shall be provided for storage of articles such as bicycles, barbecues, and outdoor furniture. These areas shall be completely enclosed and easily accessible to respective dwelling units.

G. Requirements to increase safety and surveillance:

1. Locate buildings and windows to maximize potential for surveillance of entryways, walkways, parking, recreation and laundry areas.
2. Provide adequate lighting for entryways, walkways, parking, recreation and laundry areas.
3. Locate parking and automobile circulation areas to permit easy police patrol.
4. Design landscaping to allow for surveillance opportunities.
5. Locate mail boxes where they are easily visible and accessible.
6. Limit fences, walls and, except for trees, landscaping between a parking lot and a street to a maximum of 30 inches in height.
7. Locate play areas for clear parental monitoring.

H. Solar access requirements:

1. Except for uses with greater cooling needs than heating needs, such as many retail uses, concentrate window areas on the south side of buildings (within 20 degrees of due south) where there is good southern exposure.
2. Provide overhangs, balconies, or other shading devices to prevent excessive summer heat gains.
3. Use architectural features, shape of buildings, fences, natural landforms, berms, and vegetation to catch and direct summer breezes for natural cooling, and minimize effects of winter winds.

- I. Requirements for compatibility with the intent of the design type or with the surrounding area.- For purposes of Subsection 1005.04(I), design types are Centers, Station Communities or Corridor Streets as identified on Comprehensive Plan Map IV-8, *Urban Growth Concept*; X-CRC-1, *Clackamas Regional Center Area Design Plan, Regional Center, Corridors and Station Community*; X-SC-1, *Sunnyside Corridor Community Plan, Community Plan Area and Corridor Design Type Location*; or X-MC-1, *McLoughlin Corridor Design Plan, Design Plan Area.*- The intent of these design types is stated in Chapter 4 or 10 of the Comprehensive Plan.

1. Use shapes, colors, materials, textures, lines, and other architectural design features that enhance the design type area and complement the surrounding area and development.
 2. Use colors, materials and scale, as appropriate, to visually connect building exteriors to adjoining civic/public spaces such as gateways, parks, plazas and transit stations.
 3. Use building orientation and physical design, including setbacks and modulations, to ensure a development is compatible with other activities onsite, nearby properties, intended uses and the intent of the design type.
 4. Orient loading and delivery areas and other major service activity areas of the proposed project away from existing dwellings.- Loading areas shall be located to the side or rear of buildings unless topography, natural features, rail service, or other requirements of this Ordinance dictate front-yard loading bays.
 5. In industrial zoning districts, site areas used for vehicular operations, outdoor storage, and outdoor processing to minimize the impacts on adjacent dissimilar uses.
 6. Inside the Portland Metropolitan Urban Growth Boundary, use colors, materials and architectural designs to visually reduce the impact of large buildings.
 7. In unincorporated communities, design structures to reflect and enhance the local character and to be in scale with surrounding development.
 8. In rural and natural resource areas, use materials, colors and shapes that imitate or complement those in the surrounding areas, such as those used in typical farm structures.
 9. In open space or scenic areas, use natural color tones, lines and materials which blend with the natural features of the site or site background.
- J. Requirements for screening mechanical equipment:
1. Rooftop mechanical equipment, except for solar energy systems, shall be screened from view by the use of parapet walls or a sight-obscuring enclosure around the equipment. -The screen shall be constructed of one of the primary materials used on the primary facades, and shall be an integral part of the building's architectural design.
 2. Ground mounted mechanical equipment shall be located away from the intersection of two public streets, to the extent practicable, and shall be screened by ornamental fences, screening enclosures, or landscaping that blocks at least 80% of the view.

3. Wall mounted mechanical equipment shall not be placed on the front of a building or on a façade that faces a street. -Wall mounted mechanical equipment that extends six inches or more from the outer building wall shall be screened from view from the streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through one of the screening techniques used in 1005.04(J)(1) or (2).

K. Requirements for specialized structures in industrial zoning districts:

1. In the GI District, silos, towers, and other specialized storage or processing structures, ~~including metal-sided structures,~~ are permitted as part of a primary use only if such structures are enclosed in a building that complies with the other applicable standards of Subsection 1005.04, or if such structures have the following characteristics:
 - a. Provide windows and canopies, awnings, wood or masonry siding, or other exterior treatment to highlight accessory office areas within the same building, when applicable;
 - b. Use exterior colors which blend with the landscape, such as brown, green, tan, or, in the case of tall structures, such as silos or towers, use light colors that blend with the sky; and
 - c. Do not use bright colors, white, or multiple colors, except as specifically approved pursuant to Section 1102 for trim, accents, or to provide visual interest to equipment or structures that are unique to the particular use.
2. In the BP and LI Districts, silos, towers, and other specialized storage or processing structures are prohibited unless they are enclosed in a building that complies with the other applicable standards of Subsection 1005.04, or unless they are approved as part of a conditional use.

L. Facades in the OA District: In the OA District, facades are subject to the following standards:

1. Building facades facing public streets shall be designed with windows and entries or bays. Sides or rears of buildings shall not consist of an undifferentiated wall when facing a public street, accessway, or a residential area.
2. Arcades are encouraged along public street rights-of-way or along walkways within the complex of buildings.
3. Consistent design elements shall be used throughout the office area to ensure that the entire complex is visually and functionally unified.

1005.05 OUTDOOR LIGHTING

A. Outdoor lighting devices:

1. Shall be architecturally integrated with the character of the associated structures, site design and landscape.
2. Shall not direct light skyward.
3. Shall direct downward and shield light; or direct light specifically toward walls, landscape elements or other similar features, so that light is directed within the boundaries of the subject property;
4. Shall be suitable for the use they serve, e.g. bollard lights along walkways, pole mounted lights for parking lots;
5. Shall be compatible with the scale and intensity of uses they are serving. Height of pole mounted fixtures shall not exceed 25 feet or the height of the tallest structure onsite, whichever is less; and
6. At entrances, shall be glare-free. Entrance lighting may not exceed a height of 12 feet and must be directed downward.

B. The following are exempt from Subsection 1005.05(A):

1. Temporary lights used for holiday decorations;
2. Street lights regulated in Section 1006, *Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*; and
3. Lighting associated with outdoor recreation uses such as ball fields or tennis courts.

1005.06 ADDITIONAL REQUIREMENTS

Development shall comply with a minimum of one of the following techniques per 20,000 square feet of site area. Regardless of site size, a minimum of one and a maximum of five techniques are required. Partial site area numbers shall be rounded.

A. Install a solar energy system in the development.

B. Use passive solar heating or cooling techniques to reduce energy consumption.
Examples of techniques:

1. Modulate building masses to maximize solar access.
2. For developments with more than one structure, locate taller structures to minimize negative impacts on solar access for the development site and adjacent sites.

3. Locate buildings to maximize windbreaks.
 4. Locate structures and landscaping to avoid winter shading on the south side and optimize summer shading on the west and southwest sides of buildings.
 5. Utilize deciduous trees to provide summer shade and allow winter sun.
 6. Utilize deciduous vines on fences, trellises, and arbors to provide summer shade.
 7. Locate and form berms to protect buildings and exterior use spaces against winter winds or utilize dense evergreens or conifers to screen winter wind and protect against hostile winter elements.
 8. Provide skylights or clerestory windows to provide natural lighting, and/or solar heating of interior spaces.
- C. Use highly reflective (high albedo) materials on roof surfaces.
- D. Place major outdoor use areas such as plazas, playgrounds, gardens, etc. on the south side of buildings.
- E. Construct a minimum of 75 percent of walkway area of porous pavement.
- F. Construct a minimum of 75 percent of all parking spaces with porous pavement.
- G. Provide additional landscaping area at least 10 percent above the requirements for the site pursuant to Table 1009-1. For example, if the minimum area requirement is 20 percent, then 22 percent shall be provided. Credit shall be given for green roofs or other areas of vegetation that exceed the minimum area requirements.
- H. Include additional swales in development landscaping, pursuant to Section 1009. Credit shall be given for additional swale(s) that exceed the requirements of Subsection 1009.04(A)(2) by at least 10 percent of area. For example, if 1009.04(A)(2) requires 200 square feet of swale area, then an additional 20 square feet of swale area would be required.
- I. Collect rainwater from roofs and/or other impervious surfaces and use it for irrigation.
- J. Apply other techniques for onsite storm water treatment identified by the surface water management regulatory authority.
- K. Lay out sites and locate buildings and on-site vehicular circulation to create functional open areas such as plazas, courtyards, outdoor recreation areas, mini-parks, and accessways that are open to the general public.

- L. Enhance sidewalks and/or walkways by providing additional width, using higher quality materials; shielding from vehicular traffic with enhanced planting strips, street trees and on-street parking, and/or providing pedestrian amenities that are compatible with the design of the development as well as the neighborhood as a whole.
- M. Coordinate development between adjacent uses to provide for a more attractive and lively streetscape, enhance connections, minimize conflicts and provide common-use areas.
- N. Enhance the pedestrian connection between the development and neighborhood shopping areas, nearby transit, trails, bikeways or parks. Examples include additional width or pedestrian amenities.
- O. Provide functional and accessible rooftop gardens.
- P. For multifamily dwelling units that face the street, raise first floor units a minimum of two feet above street level.
- Q. Provide structured or under-structure parking to meet all or part of the parking need.
- R. Provide no more than the minimum number of surface parking spaces set out in Table 1015-2, all of which shall be no greater than the minimum dimensions allowed in Subsection 1015.04(B)(2).
- S. Lay out sites or orient structures, to maximize significant vistas.
- T. Locate and design structures to protect scenic views or vistas from adjacent properties and public thoroughfares. Setbacks, building height, and bulk should be considered.
- U. Utilize rail service opportunities abutting the site.
- V. Inside the UGB, a minimum of 75 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. If the minimum front yard depth standard is zero, up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.
- W. Outside the UGB, or for industrial developments, a minimum of 25 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. Up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.
- X. Locate buildings at the minimum side yard setback or within 10 feet of the side setback line, whichever is greater.

1005.07 MODIFICATIONS

Modification of any standard identified in Subsections 1005.03 and 1005.04 may be approved as part of design review if the proposed modification will result in a development that achieves the purposes stated in Subsection 1005.01 as well or better than the requirement listed.

1005.08 CLACKAMAS REGIONAL CENTER AREA DESIGN STANDARDS

Subsection 1005.08 applies in the Clackamas Regional Center Area, including the Regional Center and the Fuller Road Station Community, as identified on Comprehensive Plan Map X-CRC-1, *Clackamas Regional Center Area Design Plan Regional Center, Corridors, and Station Community*. Where these standards conflict with other provisions in Section 1000, Subsection 1005.08 shall take precedence.

- A. Clackamas Regional Center Area Design Plan: Development is subject to the Clackamas Regional Center Area Design Plan in Chapter 10 of the Comprehensive Plan.
- B. Urban Design Elements: New development is subject to the urban design elements shown on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan Urban Design Elements*.- The urban design elements are described in the Clackamas Regional Center Area Design Plan in Chapter 10 of the Comprehensive Plan.
1. Urban design elements provided in a development may be used to reduce gross site area for calculating minimum density requirements in Subsection 1012.08, and to meet minimum landscaping requirements in Section 1009, *Landscaping*.
 2. For phased development approved through a master plan, requirements for the urban design elements may be roughly proportional to the amount of the master planned approved development being developed in any one phase.
- C. Parking Structure Orientation: Entrances for ground-level retail uses in parking structures located within 20 feet of a street shall be oriented to a street.
- D. Corner Lot Buildings:
1. A corner lot is a lot, parcel, tax lot, or land area created by a lease agreement at the intersection of two streets.
 2. Buildings on street corners shall have corner entrances or other architectural features to enhance the pedestrian environment at the intersection.

3. Development on lots at a Gateway intersection as shown on Comprehensive Plan Map X-CRC-3, and Comprehensive Plan Figure X-CRC-7, *Clackamas Regional Center Area Design Plan Gateway Intersection (Boulevard and Main Street)*, shall be designed to accommodate future Gateway improvements.
- E. Building Setbacks from Private Streets: Where a setback from a private street, as defined in Subsection 1005.08(G), is required by the standards of the applicable zoning district, the setback shall be measured from the back edge of the sidewalk.
- F. Parking Structures: If a parking structure, including understructure parking, abuts a street, appropriate features shall be provided to create a transition between the parking structure, or the entrance to understructure parking, and the abutting street. Examples of appropriate features include, but are not limited to, landscape planters and trellises, awnings, canopies, building ornamentation, and art.- As used in Subsection 1005.08(F), a parking structure “abuts a street” if no other building is sited between the parking structure and the street.
- G. Private Streets: Private streets used to meet the structure orientation and/or yard depth standards shall include:
1. Sidewalks or raised walking surfaces on both sides;
 2. Curbs;
 3. Street trees, pursuant to Subsection 1007.08; and
 4. Pedestrian-scale lighting.
 5. Private streets may also provide on-street parking and at-grade loading zones, as applicable.
- H. Internal Streets:
1. Internal streets may be required to connect to adjacent properties to increase connectivity and provide grid patterns that allow for future development.
 2. Internal streets shall be designed to allow for future development when applicable.
 3. Development shall provide, when applicable, direct street and pedestrian connections between developments and schools, parks, open space, shopping areas, employment areas, and transit stops.

- I. New development shall not be sited such that it precludes the construction of the new walkways, or eliminates the existing walkways, that are shown on Comprehensive Plan Map X-CRC-7a, *Clackamas Regional Center Area Design Plan Walkway Network*, or identified in the *Clackamas Regional Center Pedestrian/Bicycle Plan* adopted by reference in Appendix A of the Comprehensive Plan, unless an alternative walkway location that provides a similar connection is established.- An alternative walkway location shall not be deemed “similar” to a planned or existing location unless:
1. It provides comparably safe, direct, and convenient pedestrian access to significant destinations, such as transit facilities, major employers, multifamily dwelling complexes, and retail and service establishments; and
 2. It fulfills a comparable function in terms of filling gaps in the pedestrian circulation system planned for the Clackamas Regional Center Area.

1005.09 REGIONAL CENTER DESIGN STANDARDS

Subsection 1005.09 applies in the Regional Center, as identified on Comprehensive Plan Map X-CRC-1, *Clackamas Regional Center Area Design Plan Regional Center, Corridors, and Station Community*. Where these standards conflict with other provisions in Section 1000, Subsection 1005.09 shall take precedence.

- A. Freestanding parking structures located within 20 feet of pedestrian facilities, including public or private streets, pedestrian ways, greenways, a transit station or shelter, or plaza, shall provide a quality pedestrian environment on the façade facing the pedestrian facility. Techniques to use may include:
1. Provide retail or office uses on the ground floor of the parking structure facing the pedestrian facility;
 2. Provide architectural features that enhance the first floor of the parking structure adjacent to the pedestrian facility, such as building articulation, awnings, canopies, building ornamentation, and art; and
 3. Provide pedestrian amenities in the transition area between the parking structure and pedestrian facility, including landscaping, trellises, seating areas, kiosks, water features with seating, plazas, outdoor eating areas, and drinking fountains.
- B. New buildings shall have at least one public entrance oriented to a street. Private streets used to meet this standard shall include the elements identified in Subsection 1005.08(G).
- C. Pedestrian amenities are required between the building and the front lot line. The following guidelines apply to pedestrian amenities used to meet this requirement:

1. Pedestrian areas include plazas, courtyards, outdoor seating areas for restaurants, pocket parks, and atriums when there is direct access for pedestrians. Pedestrian areas in front of buildings should be visible from the street.
 2. Pedestrian areas must include landscape planters and at least two of the following amenities for every 100 square feet of pedestrian area: lawn areas with trees and seating; awnings or other weather protection; kiosks; outdoor eating areas with seating; water features with seating; and drinking fountains.
- D. In the RCHDR District, pedestrian amenities are required in the front yard setback area, except landscaping for privacy may also be provided as an option in the setback area for residential buildings.
- E. Internal streets and driveways are prohibited between buildings and the street to which building entrances are oriented.

1005.10 FULLER ROAD STATION COMMUNITY DIMENSIONAL AND DESIGN STANDARDS

Subsection 1005.10 applies in the Fuller Road Station Community, as shown on Comprehensive Plan Map X-CRC-1, *Clackamas Regional Center Area Design Plan Regional Center, Corridors and Station Community*. -Where these standards conflict with other provisions in Section 1000, Subsection 1005.10 shall take precedence. -If the text of Subsection 1005.10 is unclear as applied to a specific development, Figures 1005-1 through 1005-11, as applicable, may be used to resolve the ambiguity.

- A. Subsections 1005.10(B) through (M) do not apply in Sectors 1 and 2, as shown on Map 1005-1, until:
1. One or more additional stories are to be added to one or more existing buildings that are more than 150 feet from 82nd Avenue in either Sector 1 or Sector 2. -For the purpose of this provision, a mezzanine shall not be considered an additional story; or
 2. More than 40,000 square feet of new building area is to be developed in either Sector 1 or Sector 2.
 - a. The tally of new square footage will be cumulative starting with new development after March 7, 2011.
 - b. If an existing building is expanded, the square footage of the new building outside the existing building footprint will be counted toward the total of 40,000 square feet.
 - c. If a mezzanine is added inside an existing building, the square footage of the mezzanine will be counted toward the total of 40,000 square feet.

- d. If one or more stories are added to a building 150 feet or less from 82nd Avenue, as allowed by Subsection 1005.10(A)(1), the additional square footage will be counted toward the total of 40,000 square feet.
 - e. If a building is damaged or destroyed, regardless of the cause, and the building is restored or replaced, the square footage of the restored or new building that is constructed inside the previous building footprint will not be counted toward the total of 40,000 square feet, provided that restoration or replacement lawfully commences within three years of the occurrence of the damage or destruction.- “Lawfully commenced” shall have the meaning given in Subsection 1206.03(B). -However, if the new building has more stories than the previous building, Subsections 1005.10(B) through (M) will become applicable, if required pursuant to Subsection 1005.10(A)(1).
3. Subsections 1005.10(A)(1) and (2) apply separately to Sectors 1 and 2, meaning that compliance with Subsections 1005.10(B) through (M) will not be required in Sector 1 or 2 until that particular sector exceeds the development threshold established by Subsection 1005.10(A)(1) or (2).
 4. Prior to the point at which Subsections 1005.10(B) through (M) become applicable, new development in Sectors 1 and 2 shall not be sited such that it:
 - a. Precludes establishment of the “conceptual street grid” identified on Map 1005-2, or eliminates or reduces existing elements of that grid. All streets shown on the grid are planned to be Type D.; or
 - b. Precludes establishment of a connection, with a Type D street cross section, between a signalized intersection at 82nd Avenue and a point on Fuller Road within the “access area” shown on Map 1005-2.
- B. Minimum Building Height: 20 feet, measured to top of parapet or roof.
- C. Minimum Side and Rear Yard Setbacks: Five feet, except a zero setback is allowed for attached structures. (See Figure 1005-1.)
- D. Maximum Driveway Width: The maximum width of a curb cut for a driveway is 24 feet (not including sidewalks or landscaping) unless otherwise required by the Clackamas County Roadway Standards or applicable fire district. (See Figure 1005-1.)
- E. Regulating Plan: Map 1005-1 is the regulating plan for the Fuller Road Station Community. It identifies each existing or planned street in the Fuller Road Station Community as one of four street types: Type A, B, C, or D. As established by Subsections 1005.10(G) and (L), the building frontage and landscape screening regulations for the Fuller Road Station Community are applied by street type and are thereby “keyed” to the regulating plan.

F. Streets: Street improvements are required as follows:

1. Except as set forth in Subsection 1005.10(F)(3), the locations of required new streets are shown on Map 1005-1, or will be determined pursuant to Subsection 1005.10(F)(2). -New streets shown on Map 1005-1 are intended to create blocks with a perimeter no greater than 2,200 feet. -Exact location of these new streets may vary up to 50 feet, provided the maximum block perimeter standard is met and provided that the new streets create the connections/intersections shown on Map 1005-1.
2. In addition to the mapped streets (existing and new) illustrated on Map 1005-1, a through-block connection is required for any block face longer than 450 feet. -(See Figure 1005-2.)
 - a. “Block face” means the curb to curb distance between any two streets, including Type E pedestrian/bicycle connections.
 - b. These additional connections shall:
 - i. Have a Type D street cross section or a Type E pedestrian/bicycle connection cross section;
 - ii. Be located no closer than 100 feet to an adjacent street intersection, whether existing or planned; and
 - iii. Align with other existing or planned streets or Type E pedestrian/bicycle connections where possible.
3. Subsections 1005.10(F)(1) and (2) do not apply in Sectors 1 and 2 shown on Map 1005-1. -Instead, compliance with either Subsection 1005.10(F)(3)(a) or Subsections 1005.10(F)(3)(b) and(c) is required.
 - a. Development shall not occur until a connection with a Type D street cross section is constructed between a signalized intersection at 82nd Avenue and a point on Fuller Road within the “access area” shown on Map 1005-2. -In addition:
 - i. New development shall not be sited such that establishment of the “conceptual street grid” identified on Map 1005-2 is precluded, or existing elements of that grid are eliminated or reduced. All streets shown on the grid are planned to be Type D.
 - ii. New development is required to complete frontage improvements for all streets upon which it has street frontage, as necessary to achieve consistency with Subsection 1005.10(F)(4).

- b. In lieu of compliance with Subsection 1005.10(F)(3)(a), development shall not occur until an alternative connectivity plan is approved for Sectors 1 and 2 shown on Map 1005-1. -This connectivity plan shall:
- i. Connect the on-site transportation system to the existing and planned facilities shown on Map 1005-1;
 - ii. Provide pedestrian, bicycle, and motor vehicle circulation that meets the needs of future residents and visitors;
 - iii. Emphasize pedestrian mobility and accessibility, demonstrating an effective and convenient system of pedestrian walkways leading through the subject site;
 - iv. Provide for bicycle connections and efficient motor vehicle movements through the site;
 - v. Except where precluded by existing development, existing interests in real property, natural features, or topography, provide for block faces that do not exceed 450 feet between any two streets;
 - vi. Include a minimum of three street connections to 82nd Avenue and a minimum of two street connections to Fuller Road. -These connections must be Type D streets, and one must connect to Fuller Road within the “access area” shown on Map 1005-2;
 - vii. Include a phasing plan for completion of the connectivity plan based on the submitted development application or conceptual future development, as appropriate. -This phasing plan shall ensure that at no point is the overall connectivity in Sectors 1 and 2 reduced and that at least one connection from 82nd Avenue to Fuller Road is constructed to a Type D street cross section in conjunction with the first phase of new development; and
 - viii. Comply with the Clackamas County Roadway Standards and the requirements of the Oregon Department of Transportation, as applicable.
- c. Once an alternative connectivity plan is approved:
- i. New development shall not be sited such that establishment of the connections identified on the connectivity plan are precluded, or existing elements of that plan are eliminated or reduced.

- ii. New development shall not occur until at least one connection from 82nd Avenue to Fuller Road is constructed to a Type D street cross section. -The other connections required by the connectivity plan shall be constructed in a manner consistent with the approved phasing plan. -However, at a minimum, if an existing connection is removed as allowed by the connectivity plan, a new connection that provides at least the same degree of connectivity shall be constructed.
 - iii. New development is required to complete frontage improvements for all streets upon which it has street frontage, as necessary to achieve consistency with Subsection 1005.10(F)(4). -Frontage shall be determined based on the approved connectivity plan.
4. Streets and Type E pedestrian/bicycle connections shall be designed in conformance with the design standards shown in Comprehensive Plan Figures X-CRC-8 through X-CRC-11, unless an alternative design is required pursuant to the Clackamas County Roadway Standards or to accommodate fire access, necessary truck circulation, or other engineering factors. -An alternative design shall not change the designated street type for purposes of applying the building frontage and landscape screening regulations. -Cross section designs for SE Johnson Creek Boulevard and SE 82nd Avenue shall be determined by Clackamas County and the Oregon Department of Transportation.
- G. **Building Frontage Types:** Four building frontage types are established, each of which is allowed on one or more of the four street types allowed in the Fuller Road Station Community. -Subsection 1005.10(G) applies to existing or future Type A, B, C, and D streets, regardless of whether they are shown on Map 1005-1. -Table 1005-1 establishes which building frontage types are permitted on each street type. -Figure 1005-3 summarizes the four building frontage types.

Table 1005-1: Permitted Building Frontage Type by Street Type

Permitted Building Frontage Type:	Street Type:
Landscape	A Street
Linear	A, B, C, and D Streets
Forecourt	A, B, C, and D Streets
Porch/Stoop/Terrace	B, C, and D Streets

1. Buildings, except parking structures, located wholly or partially within 40 feet of a Type A, B, C or D street are required to comply with the standards for a building frontage type permitted on the applicable street type.
 2. The entire length of street frontage designated on Map 1005-1 as “building frontage required,” or “required retail opportunity area,” excluding walkway cuts with a maximum width of eight feet and driveway cuts, shall be developed with one or more buildings that comply with the standards of a building frontage type permitted on the abutting street type.
 - a. Except along Otty Road, where the building frontage requirement extends the entire length of the street, the “building frontage required” designation extends a distance of 60 feet from the street intersection, and the “required retail opportunity area” designation extends a distance of 100 feet from the street intersection. -The beginning point for measurement is the outside edge of the right-of-way, or in the case of a private street, the outside edge of the improved street surface, including any landscape strip or sidewalk.
 3. A minimum of 50 percent of the length of street frontage not designated as “building frontage required” or “required retail opportunity area” shall be developed with one or more buildings that comply with the standards of a building frontage type permitted on the abutting street type. -The 50-percent building frontage requirement is calculated for each lot individually, rather than in the aggregate for an entire street.
 - a. If part of the street frontage is designated as “building frontage required” or “required retail opportunity area,” buildings developed pursuant to Subsection 1005.10(G)(2) may be counted toward meeting the 50-percent requirement for the entire street frontage.
 4. If a lot has street frontage on more than one street:
 - a. Compliance with Subsection 1005.10(G)(2) is required for all street frontage designated as “building frontage required” or “required retail opportunity area.”
 - b. Compliance with Subsection 1005.10(G)(3) is required for only one street frontage, unless one of the frontages is on Otty Road, in which case compliance with Subsection 1005.10(G)(3) is not required.
 5. Lots developed solely with parks and open space uses are exempt from Subsection 1005.10(G)(2) and (3).
- H. Landscape Building Frontage Type: Landscape Building Frontage, which is permitted on Type A Streets, shall comply with the following standards (see Figure 1005-4):

1. Front Yard Setback: The street-facing facade of the building shall be set back a minimum of 10 feet and a maximum of 15 feet.
 - a. If it is not possible for a development to comply with the maximum setback standard and the intersection sight distance and roadside clear zone standards of the County Roadway Standards, the setback may be increased to the minimum extent necessary.
 - b. The front yard setback area shall be landscaped with plants, or paved with masonry pavers or stamped concrete.
 - c. No parking, storage, or display of motorized vehicles or equipment is allowed in the front yard setback area.
 - d. Building service and utility equipment and outdoor storage of garbage or recycling is not permitted along the street-facing building facade or in the front yard setback area, except:
 - i. Garbage and recycling receptacles for public use are permitted, provided that they do not exceed 35 gallons in size and are clad in stone or dark-colored metal.
 - e. Fences: Fences and walls are permitted in the front yard setback area, subject to the following standards:
 - i. The fence or wall shall be a maximum of three feet high.
 - ii. A fence shall be wrought iron, steel, or a similar metal and shall be dark in color. -Chain-link fences are prohibited.
 - iii. A wall shall be wood, masonry, concrete, or a combination thereof.
 - iv. A fence shall be a minimum of 20 percent transparent. -The transparent portions of the fence shall be distributed along the length of the fence in a recognizable pattern (e.g., two-inch gaps alternating with eight-inch solid sections).
2. Minimum Ground Floor Height: The ground floor of the building shall measure a minimum of 15 feet from floor to ceiling.
3. Minimum Building Depth: Buildings shall be a minimum of 40 feet deep.
4. Building Entrances: Building entrances shall either be covered by an awning or canopy, or be covered by being recessed behind the front building facade. If an awning or canopy is provided, it shall have a minimum vertical clearance of eight feet and a maximum vertical clearance of 13 ½ feet. -If only a recessed entry is provided, it shall be recessed behind the front facade a minimum of three feet.

5. Primary Building Entrances: Each building shall have at least one building entrance that faces the street and is directly connected to a public sidewalk by a walkway that is a minimum of five feet wide.
 - a. If the entrance serves a business (other than a home occupation), the entrance must be open to the public during regular business hours.
 - b. If a fence or wall is within the front yard setback as provided in Subsection 1005.10(H)(1)(e), a pedestrian opening a minimum of five feet wide shall be provided for the walkway.
 6. Windows: Transparent ground-floor windows shall be provided along a minimum of 60 percent of the ground-floor, street-facing facade area.
 7. Building Materials: Exterior building materials and finishes shall be ~~high-image, such as~~ masonry, architecturally treated tilt-up concrete, glass, wood, ~~or stucco, metal, or a combination of these materials.~~ The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. ~~Metal siding is prohibited, except as approved through design review pursuant to Section 1102 for specific high image materials, canopies, awnings, doors, screening for roof mounted fixtures, and other architectural features.~~
- I. Linear Building Frontage Type: Linear Building Frontage, which is permitted on all street types, shall comply with the following standards (see Figure 1005-5):
1. Front Yard Setback: The street-facing facade of the building shall be set back a maximum of five feet. -There is no minimum front yard setback.
 - a. If it is not possible for a development to comply with the maximum setback standard and the intersection sight distance and roadside clear zone standards of the County Roadway Standards, the setback may be increased to the minimum extent necessary.
 - b. The front yard setback area, if any, shall be landscaped with plants, or paved with masonry pavers or stamped concrete.
 - c. No parking, storage, or display of motorized vehicles or equipment is allowed in the front yard setback area.
 - d. Building service and utility equipment and outdoor storage of garbage or recycling is not permitted along the street-facing building facade or in the front yard setback area, except:

7. Primary Building Entrances: Primary building entrances shall face the street and be a minimum of 40 percent transparent. -The minimum amount of transparency is measured as a percentage of the total area of the entrance.
 - a. Primary building entrances shall open onto an abutting public sidewalk, or be directly connected to a public sidewalk by a walkway that is a minimum of five feet wide.
 - b. If the entrance serves a business (other than a home occupation), the entrance must be open to the public during regular business hours.
 - c. If a fence or wall is within the front yard setback as provided in Subsection 1005.10(I)(1)(e), a pedestrian opening a minimum of five feet wide shall be provided for the walkway.
8. Windows: Transparent ground-floor windows shall be provided along a minimum of 60 percent of the ground-floor, street-facing façade area.
9. Building Materials: Exterior building materials and finishes shall be ~~high-image, such as~~ masonry, architecturally treated tilt-up concrete, glass, wood, ~~or stucco, metal, or a combination of these materials.~~ The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Metal siding is prohibited, except as approved through design review pursuant to Section 1102 for specific high image materials, canopies, awnings, doors, screening for roof mounted fixtures, and other architectural features.
- J. Forecourt Building Frontage Type: Forecourt Building Frontage, which is permitted on all street types, shall comply with the following standards (see Figure 1005-6):
 1. Front Yard Setback: The street-facing facade of the building shall be set back a maximum of five feet. -There is no minimum front yard setback. -Except for the portion of the façade located behind a recessed courtyard, as required by Subsection 1005.10(J)(2), the street-facing façade of the building shall be built to the chosen setback line.
 - a. If it is not possible for a development to comply with the maximum setback standard and the intersection sight distance and roadside clear zone standards of the County Roadway Standards, the setback may be increased to the minimum extent necessary.
 - b. No parking, storage, or display of motorized vehicles or equipment is allowed in the front yard setback area or in the required courtyard. Bicycle parking may be permitted in the courtyard, subject to compliance with Section 1015.

- c. Building service and utility equipment and outdoor storage of garbage or recycling is not permitted along the street-facing building façade, in the front yard setback area, or in the required courtyard, except:
 - i. Garbage and recycling receptacles for public use are permitted, provided that they do not exceed 35 gallons in size and are clad in stone or dark-colored metal.
2. Courtyard: A recessed courtyard is required and shall comply with the following standards:
 - a. The courtyard shall be set back from the street-facing building façade a minimum of 10 feet and a maximum of 30 feet.
 - b. The courtyard shall not be covered.
 - c. The courtyard shall be landscaped with plants, or paved with masonry pavers or stamped concrete.
 - d. The courtyard shall span a minimum of 20 feet along the street-facing building façade and a maximum of 50 percent of the street-facing building facade. -As a result, the building must have a street-facing building façade of at least 40 feet wide.
3. Incorporation of Linear Building Frontage Type: The street facing-building façade not located behind a recessed courtyard shall comply with the standards for the Linear Building Frontage Type in Subsection 1005.10(I).
4. Minimum Ground Floor Height: The ground floor of the building shall measure a minimum of 15 feet from floor to ceiling, except when the building is designed to accommodate residential uses, in which case the minimum floor-to-floor height shall be 12 feet.
5. Ground Floor Construction Type: In areas designated “required retail opportunity area” on Map 1005-1, the ground floor construction type shall meet at least the minimum requirements for a commercial use, as set forth in the current edition of the Oregon Structural Specialty Code.
6. Primary Building Entrances: Primary building entrances shall face the street or the courtyard and be a minimum of 40 percent transparent. The minimum amount of transparency is measured as a percentage of the total area of the entrance.
 - a. Primary building entrances facing the street shall open onto an abutting public sidewalk, or be directly connected to a public sidewalk by a walkway that is a minimum of five feet wide.

- b. If the entrance serves a business (other than a home occupation), the entrance must be open to the public during regular business hours.
7. Windows: Transparent ground-floor windows shall be provided along a minimum of 50 percent of the ground-floor, courtyard-facing façade area. -See the Linear Building Frontage Type for window requirements for the street-facing façade.
 8. Building Materials: Exterior building materials and finishes shall be high-image, such as masonry, architecturally treated tilt-up concrete, glass, wood, ~~or stucco, metal, or a combination of these materials.~~ -The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Metal siding is prohibited, except as approved through design review pursuant to Section 1102 for specific high image materials, canopies, awnings, doors, screening for roof mounted fixtures, and other architectural features.
 9. Fences: Fences and walls are permitted in the courtyard setback area, subject to the following standards:
 - a. The fence or wall shall be a maximum of three feet high.
 - b. A fence shall be wrought iron, steel, or a similar metal and shall be dark in color. -Chain-link fences are prohibited.
 - c. A wall shall be wood, masonry, concrete, or a combination thereof.
 - d. A fence shall be a minimum of 20 percent transparent. -The transparent portions of the fence shall be distributed along the length of the fence in a recognizable pattern (e.g., two-inch gaps alternating with eight-inch solid sections).
 - e. A minimum of one pedestrian opening per courtyard street frontage shall be provided in the fence or wall. -Required pedestrian openings shall be a minimum of five feet wide.
- K. Porch/Stoop/Terrace Building Frontage Type: Porch/Stoop/Terrace Building Frontage, which is permitted on Type B, C, and D Streets, shall comply with the following standards (see Figure 1005-7):
1. Front Yard Setback: The street-facing facade of the building shall be set back a minimum of five feet and a maximum of 15 feet. -Entry thresholds, including roofs over the thresholds and steps to the thresholds, may extend to the front property line.

- a. If it is not possible for a development to comply with the maximum setback standard and the intersection sight distance and roadside clear zone standards of the County Roadway Standards, the setback may be increased to the minimum extent necessary.
 - b. The front yard setback area shall be landscaped with plants. -Hardscaping is permitted only to provide access to the threshold and shall consist of masonry pavers or concrete.
 - c. No parking, storage, or display of motorized vehicles or equipment is allowed in the front yard setback area.
 - d. Building service and utility equipment and outdoor storage of garbage or recycling is not permitted along the street-facing building facade or in the front yard setback area, except:
 - i. Garbage and recycling receptacles for public use are permitted, provided that they do not exceed 35 gallons in size and are clad in stone or dark-colored metal.
 - e. Fences: Fences and walls are permitted in the front yard setback area, subject to the following standards:
 - i. The fence or wall shall be a maximum of three feet high.
 - ii. A fence shall be wrought iron, steel, or a similar metal and shall be dark in color. -Chain-link fences are prohibited.
 - iii. A wall shall be wood, masonry, concrete, or a combination thereof.
 - iv. A fence shall be a minimum of 50 percent transparent. -The transparent portions of the fence shall be distributed along the length of the fence in a recognizable pattern (e.g., two-inch gaps alternating with two-inch solid sections).
2. Entry Threshold: An entry threshold, such as a porch, stoop, terrace, patio, or light court, is required and shall comply with the following standards:
- a. The entry threshold shall have a minimum depth of five feet from the street-facing building façade to the front of the threshold.
 - b. The entry threshold height shall be no more than six feet above finished grade. -An additional threshold may be provided to access a lower level and shall be no more than five feet below finished grade.
 - c. The entry threshold may be covered by a roof no larger than the threshold.

3. Primary Building Entrances: Primary building entrances shall face the street and be a minimum of 10 percent transparent. The minimum amount of transparency is measured as a percentage of the total area of the entrance. Each ground-floor dwelling unit, if any, shall have an individual entrance that complies with this requirement.
4. Windows: Transparent windows shall be provided along a minimum of 20 percent of the street-facing façade area. -Windows shall be vertically oriented, but vertical windows may be grouped together to create square or horizontally-oriented rectangular windows.

5. Building Materials: Exterior building materials and finishes shall be high-image, such as masonry, architecturally treated tilt-up concrete, glass, wood, ~~or stucco, metal, or a combination of these materials.~~ The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. ~~Metal siding is prohibited, except as approved through design review pursuant to Section 1102 for specific high-image materials, canopies, awnings, doors, screening for roof-mounted fixtures, and other architectural features.~~

L. Landscape Screening Types: Street frontage not developed with a building compliant with one of the four building types established by Subsections 1005.10(H) through (K), a walkway cut with a maximum width of eight feet, or a driveway cut, shall be developed with one of three landscape screening types, each of which is allowed on one or more of the four street types allowed in the Fuller Road Station Community. -Table 1005-2 establishes which landscape screening types are permitted on each street type. -Figure 1005-8 summarizes the three landscape screening types. -If the subject property abuts an existing or future Type A, B, C, or D Street -- regardless of whether it is shown on Map 1005-1— compliance is required with the standards for a landscape screening type permitted on the applicable street type.

Table 1005-2: Permitted Landscape Screening Type by Street Type

Permitted Landscape Screening Type:	Street Type:
Low Wall and Trellis	A, B, C, and D Streets
Urban Fence or Wall	A, B, C, and D Streets
Landscaped Setback	A, B, and C Streets

1. Low Wall and Trellis Landscape Screening Type: Low Wall and Trellis Screening, which is permitted on all street types, shall comply with the following standards (see Figure 1005-9):
 - a. The low wall and the support structure for the trellis shall be set back a maximum of five feet from the front lot line. The trellis itself may extend to the front lot line, or may overhang an abutting sidewalk or walkway if permitted by the County Engineering Division.
 - b. Any area between the back edge of the sidewalk or walkway and the low wall shall be planted with ground cover or shrubs, or paved with masonry pavers or stamped concrete. -Shrubs at maturity shall not exceed the height of the low wall.

- c. The underside of the trellis portion of a Low Wall and Trellis shall be a minimum of eight feet above grade and a maximum of 13½ feet above grade.
 - d. The trellis shall be heavy timber or steel (or a similar metal) and shall consist of an open structure with no decking or awning material. The trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.
 - e. The low wall portion of a Low Wall and Trellis shall be a minimum of 18 inches high and a maximum of three feet high (30 inches if it is between a parking lot and a street) and have a minimum depth of 16 inches. The low wall shall be wood, masonry, concrete, or a combination thereof.
 - f. Surface parking and loading areas shall be set back a minimum of five feet from the Low Wall and Trellis. Low shrubs, groundcover, and climbing plants shall be provided in this setback area, in lieu of trees ordinarily required pursuant to Section 1009 for perimeter surface parking and loading area landscaping. Climbing plants shall be planted at each support column.
 - g. Openings in the Low Wall and Trellis Screening are permitted for plazas that comply with Subsection 1005.10(M).
2. Urban Fence or Wall Screening Type: Urban Fence or Wall Screening, which is permitted on all street types, shall comply with the following standards (see Figure 1005-10):
- a. The fence or wall shall be set back a maximum of five feet from the front lot line.
 - b. Any area between the back edge of the sidewalk or walkway and the fence or wall shall be paved with masonry pavers or stamped concrete.
 - c. The fence or wall shall be a minimum of two feet high and a maximum of three feet high (30 inches if it is between a parking lot and a street).
 - d. A fence shall be wrought iron, steel, or a similar material and shall be dark in color. -Chain-link fences are prohibited. -A fence shall be a minimum of 50 percent transparent. -The transparent portions of the fence shall be distributed along the length of the fence in a recognizable pattern (e.g., two-inch gaps alternating with two-inch solid sections).
 - e. A wall shall be wood, masonry, concrete, or a combination thereof.
 - f. Surface parking and loading areas shall be set back a minimum of five feet from the Urban Fence or Wall. -This area shall be landscaped as follows:

- i. One large tree is required a minimum of every 30 linear feet, except where a waiver is necessary to comply with the intersection sight distance and roadside clear zone standards of the County Roadway Standards.
 - ii. A minimum of six shrubs is required every 30 linear feet along the fence or wall. The minimum shrub height at maturity shall be the same as the height of the fence or wall, and the maximum shall be six feet.
 - iii. Ground cover plants must fully cover any remaining area at maturity.
 - g. Openings in the Urban Fence or Wall Screening are permitted for plazas that comply with Subsection 1005.10(M).
3. Landscaped Setback Screening Type: Landscaped Setback Screening, which is permitted on Type A, B, and C Streets, shall include a landscape strip a minimum of 10 feet wide adjacent to the property line. -This area shall be landscaped as follows (see Figure 1005-11):
 - a. A continuous row of shrubs shall be planted at the inside edge of the landscape strip. -The shrubs shall be a minimum of three feet high (maximum 30 inches between a parking lot and a street), and shall be mostly opaque year round.
 - b. One large tree is required a minimum of every 30 linear feet except where a waiver is necessary to comply with the intersection sight distance and roadside clear zone standards of the County Roadway Standards. -The required shrub row may be interrupted with a gap of up to two feet wide, in order to accommodate each tree.
 - c. Ground cover plants must fully cover any remaining area at maturity.
 - d. A three-foot-high masonry wall (30 inches between a parking lot and a street) may be substituted for the shrub row, but the trees and groundcover plants are still required.
 - e. Openings in the Landscaped Setback Screening are permitted for plazas that comply with Subsection 1005.10(M).
- M. Plazas: Openings in required landscape screening are permitted for plazas, subject to the following standards:
 1. The plaza shall be permanent space open to the public.
 2. The plaza shall be integrated in the development and be accessible from and visible from the street(s) upon which it fronts.
 3. The plaza shall be surfaced with masonry pavers or stamped concrete.

4. Ten percent of the total plaza area shall be landscaped. -Landscape planters may count toward this requirement.
5. If the plaza abuts a surface parking or loading area, it shall be separated from that area by a landscape strip that complies with Subsection 1009.04(B).

1005.11 PMU DISTRICT STANDARDS

Subsection 1005.11 applies in the PMU District. -Where these standards conflict with other provisions of Section 1000, Subsection 1005.11 shall take precedence.

A. Access and Circulation: Onsite circulation shall meet the minimum requirements shown on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan, Urban Design Elements*, and in addition:

1. An internal circulation system shall include a network of public, private, and internal streets subject to Subsection 1005.08(G) through (I). -Private streets shall function like local streets, with curbs, sidewalks, or raised walking surfaces on both sides, street trees, pedestrian scale lighting, and connections to state, county, or public streets. -This internal street network shall create developable sites defined by streets.

In addition, the internal circulation system may include a range of secondary facilities, including service roads, driveways, drive aisles, and other similar facilities. -The overall intent is to provide a pattern of access and circulation that provides a clear and logical network of primary streets that have pedestrian orientation and amenities. -A secondary network of pedestrian ways and vehicular circulation will supplement this system.

2. Internal driveways shall not be located between buildings and the streets to which building entrances are oriented.

B. Building Siting and Design:

1. New buildings shall have at least one public entrance oriented to a state, county, public, or private street.
2. Buildings shall have first floor windows with views of internal activity or display cases, and the major entrance on the building façade facing the street the building is oriented to. Entrances and windows on the street-side facade shall not be blocked, or entrances locked during operation hours. Additional major entrances may also be allowed facing minor streets and parking areas.
3. Buildings on street corners shall have corner entrances or other architectural features to enhance the pedestrian environment at the intersection.
4. First floor windows or display cases are required on building facades facing and adjacent to public and private streets, plazas, walkways, and pedestrian

areas. –Windows and doorways shall not be blocked or entrances locked during operation hours.

5. Parking structures located within 20 feet of pedestrian facilities including public or private streets, pedestrian ways, greenways, a transit station or shelter, or plaza, shall provide a quality pedestrian environment on the façade facing the pedestrian facility. –Techniques to use include, but are not limited to:
 - a. Provide retail, office or similar uses on the ground floor of the parking structure with windows and activity facing the pedestrian facility; or,
 - b. Provide architectural features that enhance the first floor of the parking structure adjacent to the pedestrian facility, such as building articulation, awnings, canopies, building ornamentation, and art; or,
 - c. Provide pedestrian amenities in the transition area between the parking structure and the pedestrian facility, including landscaping, trellises, trees, seating areas, kiosks, water features with a sitting area, plazas, outdoor eating areas, and drinking fountains.
 - d. The above listed techniques and features, and others of similar nature, must be used so that blank walls are not created.

C. Buffering: When existing residential uses are located adjacent to a PMU site, such uses shall be buffered from the PMU site with landscaped buffers or by the location of streets, parks, plazas, greenways, or low density residential uses in the PMU District.

1005.12 SUNNYSIDE VILLAGE STANDARDS

Subsection 1005.12 applies in Sunnyside Village, as identified on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan Land Use Plan Map*. Where these standards conflict with other provisions in Section 1000, Subsection 1005.12 shall take precedence.

- A. Primary Dwellings in the VTH District: In the VTH District, the following standards apply to primary dwellings:
 1. Primary entries shall be accessed directly from a street right-of-way and shall be visible from the street.
 2. Porches are required for each unit and shall be located immediately adjacent to the primary entry. –Porches shall cover a minimum of 50 percent of the primary facade (not including the garage) with a minimum net depth of six feet.

3. Front facades shall be designed with balconies and/or bays. -Facades facing a street right-of-way or designated accessway shall not consist of a blank wall.
 4. Window trim shall not be flush with exterior wall treatment. -Windows shall be provided with an architectural surround at the jamb, head, and sill.
 5. Hipped, gambrel, or gabled roofs are required. -Flat roofs are prohibited.
 6. Attached single-family dwellings shall orient to and line streets with a series of attached “rowhouse” units.
- B. Garages and Driveways in the VTH District: In the VTH District, the following standards apply:
1. A detached garage may be placed at the rear of a lot.
 2. A front-access garage attached to the dwelling structure shall be recessed a minimum of two feet behind the front facade (not including porches, bays, and architectural features) and a minimum of 20 feet from the street right-of-way.
 3. A minimum two-foot-deep trellis or bay window shall be placed above the garage opening. -The trellis shall extend the full width of the garage, and the bay window shall be a minimum of eight feet in width.
 4. If located in the front, the garage opening and the driveway shall not exceed a width of 10 feet.
 5. If a lot abuts an alley, then garage access from the street is prohibited.
- C. Site Design in the VA District: Except on Sunnyside Road, multifamily dwellings shall orient to and line the streets.
- D. Entries in the VA District: In the VA District, entries are subject to the following standards:
1. Primary entries shall be accessed directly from a street right-of-way and shall be visible from the street.
 2. Secondary entries may face parking lots or loading areas.
 3. Ground floor units should have entries directly from the street; upper story units may share one or more entries.
- E. Facades in the VA District: In the VA District, facades are subject to the following standards:
1. Building facades shall be designed, at a minimum, with windows, entries, balconies, and bays. -Towers, or other special vertical elements, may be used in a limited fashion to focus views to the area from surrounding streets.

Facades facing a street right-of-way or pedestrian path shall not consist of a blank wall.

2. Windows shall be frequent and coordinate with bays and balconies. -Vertical proportions and divided lights are preferred. -Window trim shall not be flush with exterior wall treatment. -Windows shall be provided with an architectural surround at the jamb, head, and sill. -All windows facing the front street shall be double-hung or casement windows.
- F. Roofs in the VA District: In the VA District, hipped, gambrel, or gabled roofs are required. -Flat roofs are prohibited except for mechanical equipment areas.
- G. Building Materials in the VA District: In the VA District, exterior finishes shall be primarily wood and/or masonry. -Human-scaled building elements and finishes are encouraged.
- H. Site Design in the VCS District: In the VCS District, the following standards shall apply:
1. The buildings occupying areas adjacent to the village green shall face the village green and traffic circle to better integrate with the surrounding neighborhood. -Parking shall be to the rear of the buildings.
 2. Circulation facilities, architectural features, signing, and landscaping shall be designed for pedestrian safety and convenience.
- I. Site Design in the VO District: In the VO District, the following standards shall apply:
1. Driveway access from 142nd Avenue and Sunnyside Road shall be prohibited. Access shall be off of 145th Avenue and Princeton Village Way.
 2. A group of small low-rise buildings shall be required, oriented toward the primary surrounding streets and the adjacent multifamily dwellings and attached single-family dwellings, to better integrate with the neighborhood.
 3. Circulation facilities, architectural features, signing, and landscaping shall be designed for pedestrian safety and convenience.
- J. Facades in the VCS District: In the VCS District, facades are subject to the following standards:
1. Building facades shall be designed with windows, entries, and/or bays. Sides or rears of buildings shall not consist of an undifferentiated wall when facing a public street.
 2. Towers, or other special vertical elements, may be used in a limited fashion to focus views to the area from surrounding streets.

3. Consistent design elements shall be used throughout the VCS area to ensure that the entire complex is visually and functionally unified.
 4. Windows shall be placed with no more than six feet of blank non-window wall space in every 25 feet of frontage and shall be coordinated with bays and balconies. -Square or vertical proportions are preferred. -Window trim shall not be flush with exterior wall treatment. -Windows shall be provided with an architectural surround at the jamb, head, and sill. -All windows shall be placed so that their sills are at least two feet above floor level. -Glass walls and reflective glass are prohibited.
 5. Awnings shall have clearance of a minimum eight feet above sidewalks and walkways for pedestrian access.
- K. Facades in the VO District: In the VO District, facades are subject to the following standards:
1. Building facades shall be designed with windows, entries, or bays. Sides or rears of buildings shall not consist of an undifferentiated wall when facing a public street, an accessway, or a residential area.
 2. Towers, or other special vertical elements, may be used in a limited fashion to focus views to the area from surrounding streets.
 3. Consistent design elements shall be used throughout the office area to ensure that the entire complex is visually and functionally unified.
 4. There shall be no more than six feet of blank non-window wall space in every 25 feet of frontage. Windows shall be coordinated with bays and balconies. Square or vertical proportions are preferred. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, head, and sill. All windows shall be placed so that their sills are at least two feet above floor level. Glass walls and reflective glass are prohibited.
 5. Awnings shall have clearance of a minimum eight feet above sidewalks and walkways for pedestrian access.
 6. Arcades may be used along public street rights-of-way or along walkways within the complex of buildings.
- L. Roofs in the VCS and VO Districts: In the VCS and VO Districts, hipped, gambrel or gabled roofs are required. Flat roofs are not permitted except for mechanical equipment areas.
- M. Building Materials in the VCS and VO Districts: In the VCS and VO Districts, exterior finishes of buildings shall be primarily of materials such as masonry, wood siding or shingles, stucco, metal, or similar material. The surfaces of metal

exterior finishes that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior finishes with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. ~~Sheet metal, cinder block, and T1-11~~ are prohibited as exterior wall material.

1005.13 GOVERNMENT CAMP STANDARDS

Subsection 1005.13 applies in Government Camp. -Where these standards conflict with other provisions in Section 1000, Subsection 1005.13 shall take precedence.

A. MRR District: In the MRR District, the following standards shall apply to commercial developments.

1. Exterior Building Materials: Primary and accessory structures shall use wood, stone, stone veneer, or stucco ~~for in~~ exterior construction. -Stucco and textured concrete may be used as secondary materials. -Stucco must be acrylic-based and combined with heavy timber, wood, or stone cladding. -A rock, rock veneer, or textured concrete base shall be provided around building exteriors visible from roadways. -No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted.
2. Roofing Materials: No composition shingles ~~or galvanized or corrugated metal roofs~~ are allowed. Metal roofing materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and metal roofing materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
3. Design: Building design shall meet the design intent of mountain architecture as described in the Government Camp Design Guidelines Handbook. Examples of mountain architecture include "Cascadian", "Oregon Rustic", and the "National Park Style".

B. RTC District: In the RTC District, the following standards shall apply to all new development and, where reasonable, to remodels.

1. Main Entrance Siting: Properties with street frontage on Government Camp Loop shall locate the main entrance and pedestrian amenities on Government Camp Loop.
2. Walkways: Walkways parallel to Government Camp Loop are not required; however, if a walkway is extended from the existing 10-foot-wide sidewalk fronting Government Camp Loop, it shall be constructed of materials consistent with the existing 10-foot-wide sidewalk. Covered walkways may be provided along the building frontage of development on properties with street frontage on Government Camp Loop from Wy'East Trail to Olive Street and on Little Trail from Olive Street to Church Street. When a covered walkway is constructed, it shall be a permanent structure at a minimum of 8 feet in width

and attached to the building, shall not project beyond the lot lines, and shall be consistent with the building design and materials and existing 10-foot-wide sidewalk fronting Government Camp Loop. A covered walkway shall extend along the entire frontage of the building.

3. Exterior Building Materials: Building and accessory structures shall use wood, stone, stone veneer, or stucco ~~for in~~ exterior construction. -Stucco and textured concrete may be used as secondary materials. -Stucco must be acrylic-based and combined with heavy timber, wood, or stone cladding. -A rock, rock veneer, or textured concrete base shall be provided around building exteriors with street frontage. -No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted.
4. Roofing Materials: No non-architectural composition shingles ~~or galvanized or corrugated metal roofs~~ are allowed. Metal roofing materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and metal roofing materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
5. Design: Building design shall meet the design intent of mountain architecture styles as described in the Government Camp Village Design Guidelines Handbook. -Examples of mountain architecture include "Cascadian", "Oregon Rustic", and the "National Park Style".
6. Loading: Loading and delivery shall not be located on Government Camp Loop unless there is no other access.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-246, 3/1/14; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 1010, Signs

1. Allow approved drive-thru commercial uses to have any number of drive-thru signs, of any total area, provided that the drive-thru signs meet the definition of “sign, drive-thru” in Section 202, *Definitions* (i.e., are a freestanding or building sign oriented toward a drive-thru lane on the same property; are for viewing by drivers and their passengers while they are in the drive-thru lane; and do not extend higher than eight feet above grade).
2. Provide consistency in spacing and references to commercial building signs.

1010 SIGNS

1010.01 PURPOSE

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

1010.02 GENERAL PROVISIONS

- A. Permits Required: If a sign other than one named in Subsection 1010.03 is to be placed, constructed, erected, or modified, a sign permit shall be secured.
- B. Along State Highways: All off-premises signs which are visible from a state highway are subject to approval by the Oregon State Highway Division pursuant to the Oregon Motorists Information Act.
- C. Oregon State Structural Specialty Code Compliance: All signs shall comply with the applicable provisions of the Oregon State Structural Specialty Code, except as otherwise provided in Section 1010.
- D. Address Display: The signing program for a multifamily, commercial, or industrial development shall include the display of the street number(s) for the development on the sign or building where it can be seen from adjacent roads and meet fire district standards.
- E. Sign Clearances: A minimum of eight feet above sidewalks and 15 feet above driveways shall be provided under freestanding and projecting signs.
- F. Sight Distance: All signs shall comply with the intersection sight distance standards of the Department of Transportation and Development.
- G. Setbacks: Unless otherwise specified, all signs shall observe the yard setback requirements of the zoning districts in which they are located.
- H. Blanketing: No sign shall be situated in a manner which results in the visual obstruction from an adjoining roadway or pedestrian way of an existing sign on adjacent property.
- I. Illuminated Signs:
 - 1. Internally illuminated signs, or external lights used to illuminate signs, shall be placed, shielded, or deflected so they do not shine into dwellings or impair the vision of the driver of any vehicle.
 - 2. The light intensity of an illuminated sign shall conform to or be less than the accepted standards of the sign industry, as provided by the Oregon Electric Sign Association.

3. Except for an electronic message center sign approved pursuant to Subsection 1010.14, no sign or illuminating devices shall have blinking, flashing, or fluttering lights.
- J. Signs or displays containing any electrical components or parts or illuminated by electrical lighting must be approved under the National Electrical Code as modified by the State of Oregon Rules and Regulations. -Lights and illuminated signs requiring an outside power source shall use a state-approved power outlet.
 - K. Moving Signs: No sign, sign structure, or portion thereof, except flags (as per Subsection 1010.12) and temporary displays (as per Subsection 1010.13(B)) shall be designed to rotate, flutter, or appear to move.
 - L. Maintenance: All signs, together with all of their supports, braces, guys, and anchors, shall be maintained in a safe condition, in compliance with all building and electrical codes, and in conformance with Section 1010, at all times.
 - M. Preexisting Signs: Notwithstanding Section 1206, signs and sign structures existing prior to September 12, 1996, which complied with applicable regulations existing when the sign was established, but which do not comply with one or more of the requirements of Section 1010 shall be subject to the following provisions:
 1. Alterations to a nonconforming sign which reduce or do not increase its noncompliance with the provisions of this Ordinance, including changes in display surface, sign areas, height, and setback, may be allowed subject to review under Subsection 1010.05, and
 2. Failure to use the copy area of a nonconforming sign for purposes permitted under Section 1010 for a period of more than 12 consecutive months shall constitute a "discontinuation of use" as provided under Subsection 1206.02 and such sign shall be removed or modified to satisfy all applicable requirements of Section 1010 and the underlying zoning district.
 - N. Hazards: No sign, light, electrical cord, streamer, flag, or other apparatus shall be situated or used in a manner which creates a hazard.
 - O. Sign Structure: When visible, the supporting structure of the sign shall be incorporated into the overall sign design, and shall be in scale with the sign.
 - P. Site: For purposes of Section 1010, a "site" shall be the entire "site area" of the development as it is defined in Subsection 601.08(B), and onsite signs shall be those permanent signs which are oriented towards internal circulation roads, driveways, and walkways, or which direct the flow of traffic to and from the site from adjacent roads or walkways.
 - Q. Incidental signs shall not exceed three square feet per side.

1010.03 EXEMPT SIGNS:

A. The following signs do not require a sign permit, but must meet other provisions of Section 1010:

1. Signs having an area three square feet or less;
2. Signs listed as temporary under Subsection 1010.13; and
3. Government owned or posted signs in the public right-of-way.

B. The following signs are not regulated by this Ordinance:

1. Incidental signs;
2. Product dispensers, such as beverage, newspaper, and recycling machines;
3. Window signs
4. Signs painted on or attached to a level one mobile vending unit. -A level one mobile vending unit is one that complies with Subsection 837.02.

1010.04 PROHIBITED SIGNS:

The following signs and sign characteristics are prohibited:

- A. Temporary signs, except as provided by Subsection 1010.13;
- B. Portable signs, except as provided by Subsection 1010.07(A)(2)(d), 1010.09(C)(2), or 1010.13;
- C. Animated signs, except as provided by Subsection 1010.14;
- D. Roof signs, except integral roof signs in Commercial and Industrial zoning districts;
- E. Signs that obstruct free and clear vision of a traffic sign or signal from intended users, or otherwise constitute a traffic impediment;
- F. Signs imitating or resembling official traffic signs or signals;
- G. Any sign imitating or resembling an official county street or road sign, unless the sign is approved pursuant to Chapter 7.05, *Addressing and Road Naming*, of the Clackamas County Code;
- H. Colored lights which might in any way be confused with or construed to be traffic signals or lights on emergency vehicles;
- I. Strobe lights and signs containing strobe lights;

- J. Any sign that emits sound, odor, or visible matter; and
- K. Multiple reader signs designed to be read as a continued statement.

1010.05 DESIGN REVIEW

The size, materials, design, color, lighting, and location of signs and supporting structures for all permanent signs greater than 60 square feet in area, shall be subject to design review pursuant to Section 1102 and the following criteria:

- A. Design: Signs shall be designed to be compatible with other development on the site, other nearby signs, other elements of street and site furniture, and adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering.
- B. Scale: The scale of the sign, letter size, and design shall be appropriate for roadway or walkway visibility.

1010.06 RESIDENTIAL SIGNS IN URBAN AND RURAL RESIDENTIAL DISTRICTS AND FUTURE URBAN DISTRICTS

A. Residential Signs in Urban Low Density and Future Urban Districts:

1. Shall not exceed three square feet.
2. Shall be located inside the dwelling or located flat against the dwelling.
3. Only one such sign shall be permitted upon the premises.
4. May be illuminated by internal or external lighting subject to Subsections 1010.02(I)(1) and (2).
5. No moving parts, noisemaking or musical devices, banners, or other attractions or displays shall be used, except as provided in Subsection 1010.13.

B. Signs in Rural Residential Districts:

1. Shall not exceed eight square feet per side or six feet in height.
2. Only one such sign shall be permitted upon the premises.
3. May be located within the required setback area of the district provided it is situated in a manner so as not to adversely affect safety, corner vision, or other similar conditions.
4. May be illuminated by internal or external lighting subject to Subsections 1010.02(I)(1) and (2).

5. No moving parts, noisemaking or musical devices, banners, flags, or other attractions or displays shall be used, except as provided in Subsection 1010.13.

C. Freestanding signs for multifamily developments or subdivisions:

1. Maximum total sign area: 32 square feet per side.
2. Maximum number: No more than one freestanding sign shall be allowed for a development or complex, even when more than one tax lot or ownership is included in the development, except as follows:
 - a. When an additional sign is located at a major public access point located on a different public road, or
 - b. When two single-faced signs oriented in two different directions are proposed in lieu of a two-sided identification sign, or
 - c. In mixed-use developments, a separate monument sign, not to exceed 32 square feet, may be allowed for the multifamily portion of the development.
 - d. In the case of signs permitted under Subsection 1010.06(C)(2)(a) or (b), neither sign shall exceed the maximum sign size allowed.
3. Maximum top-of-sign height: Five feet above the finished ground elevation (not including berms or mounds specifically created for the sign).
4. Setbacks: Behind property line.

D. MRR District: In the MRR District, permanent identification signs shall be subject to Subsections 1010.09(A)(1) through (5). Signs may be indirectly illuminated and shall be complementary to the unique character of the Mount Hood Community in the use of graphics, symbols, and natural materials. Onsite directional signing shall be sensitive to the needs of tourists. Where these standards conflict with other provisions in Section 1010, except Subsection 1010.15, Subsection 1010.06(D) shall take precedence. -Where these standards conflict with Subsection 1010.15, Subsection 1010.15 shall take precedence.

E. Signs for Produce Stands that are subject to Section 815, *Produce Stands*:

1. Shall not exceed a total of three square feet in area, distributed among any number of signs.
2. Shall have no illumination.
3. Shall be attached to, and shall not extend above a roof of, the produce stand.

1010.07 SIGNS IN NATURAL RESOURCE DISTRICTS

A. Commercial signs:

1. Shall not exceed 32 square feet. -Signs may be two sided.
2. Freestanding commercial signs:
 - a. Maximum top-of-sign height: Eight feet above finished ground elevation (not including berms or mounds specifically created for the sign).
 - b. Maximum number: The maximum number of signs shall be four.
(11/6/97)
 - c. Setback: Behind front property line.
 - d. May include portable signs when anchored in accordance with Subsection 1010.13(A)(5).
 - e. May be illuminated by internal or external lighting, subject to Subsection 1010.02(I).
3. Building commercial signs:
 - a. Maximum number: One
 - b. May be illuminated by internal or external lighting, subject to Subsection 1010.02(I).

B. Residential signs as per Subsection 1010.06(B).

C. Institutional uses as per Subsection 1010.08.

1010.08 SIGNS FOR SERVICE, RECREATIONAL, INSTITUTIONAL, AND GOVERNMENTAL USES

- A. In residential and natural resource zoning districts, the following standards shall apply to signs for recreational vehicle camping facilities regulated by Section 813, other uses regulated by Section 813 prior to June 1, 2015, and institutional uses.
 1. Maximum Area: 32 square feet per side. -Neither a freestanding nor a building sign shall exceed this standard.
 2. Illumination: Signs may be illuminated by internal or external lighting, subject to Subsection 1010.02(I).
 3. Maximum Number: One freestanding and one building sign shall be permitted upon the premises.
 4. Maximum Top-of-Sign Height: Five feet for a freestanding sign.

5. Setback: Behind front property line.
- B. Notwithstanding Subsection 1010.08(A), in residential and natural resource zoning districts outside the Portland Metropolitan Urban Growth Boundary, the following standards shall apply to signs for governmental uses.
1. Maximum Area: 60 square feet per side. -Neither a freestanding nor a building sign shall exceed this standard.
 2. Illumination: Signs may be illuminated by internal or external lighting, subject to Subsection 1010.02(I).
 3. Maximum Number: One freestanding and one building sign shall be permitted upon the premises, except if the subject property has frontage on two different streets, an additional sign may be permitted under the following conditions:
 - a. If the subject property has a driveway entrance on each street frontage, one freestanding sign may be oriented to each street frontage; or
 - b. If one of the street frontages abuts a state highway, one freestanding sign may be oriented to each street frontage; or
 - c. A second building sign oriented to the second street frontage may be permitted in lieu of a second freestanding sign allowed pursuant to Subsection 1010.08(B)(3)(a) or (b).
 4. Maximum Top-of-Sign Height: 20 feet for a pole sign, five feet for a monument sign.
 5. Setback: Behind front property line.

1010.09 COMMERCIAL SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

A. Commercial Freestanding Signs:

1. Number: Only one sign shall be allowed for a development or complex, even when more than one tax lot or ownership is included in the development, unless through design review pursuant to Section 1102, the following is determined:
 - a. An additional sign is needed to provide identification of the development at major public access points located on two different public roads, and/or
 - b. When two single-faced signs oriented in two different directions are proposed in lieu of a two-sided identification sign.
 - c. In mixed use developments a separate freestanding sign, not to exceed 32 square feet, may be allowed for the multifamily portion of the development.

- d. In the case of signs permitted under Subsection 1010.09(A)(1)(a) or (b), neither sign shall exceed the maximum sign size allowed.
 - e. In the C-3 and RTL Districts, one additional freestanding sign may be allowed on a public, county, or state road when the frontage on that road exceeds 450 feet. -In no case shall the number of freestanding signs exceed four for any development. -The additional signs shall be a maximum of 60 square feet. -This provision for an additional freestanding sign shall not allow an additional sign on any site located on a corner which qualifies for an additional sign by reason of that corner location under Subsection 1010.09(A)(1)(a).
 - f. In the BP, LI, and GI Districts, one sign oriented toward offsite traffic may be provided at each public access point from a county or state road.
2. Maximum top-of-sign height:
 - a. Pole signs: In C-3 and RTL Districts, 25 feet. -In all other commercial zoning districts, 20 feet.
 - b. Monument signs: In all commercial zoning districts, six feet. -In all industrial zoning districts, five feet.
 3. Maximum Sign Area: 60 square feet. -Signs may be two sided. -For developments of more than one use included on the same site, a sign area may be increased above this requirement an additional 10 square feet per tenant, up to a maximum of 200 square feet, subject to Subsection 1010.05. Additionally, multiple-tenant signs shall use a common background.
 4. Setbacks: Behind property line.
 5. The sign supporting structure shall not be counted for purposes of determining sign area.
 6. Illumination: Such signs may be internally or externally illuminated, subject to Subsection 1010.02(I).
- B. ~~Building~~ Commercial ~~Building~~ Signs:
1. Number: The maximum sign area may be distributed among any number of signs.
 2. Maximum size:
 - a. If there is not a freestanding sign on the same site frontage, then one and one-half square feet of sign area per linear footage of the occupant's primary building wall.

- b. If there is a freestanding sign on the same site frontage, then one square foot of sign area per linear footage of the occupant's primary building wall.
 - c. Wall signs based on the sign rights of a primary building wall may be placed on a secondary building wall; they may not be placed onto another primary building wall.
 - d. Each tenant shall be allowed a minimum 32 square feet of building sign area.
 - e. In no case shall a building sign exceed 200 square feet.
3. Design: Building signs shall be incorporated into the design of the building, and shall not be placed in locations which interrupt, detract from, or change the architectural lines of the building.
 4. Illumination: Building signs may be internally or externally illuminated, subject to Subsection 1010.02(I).

C. Mobile Vending Unit Signs:

1. The number and area of signs on a mobile vending unit are unrestricted. However, such signs shall be located flat against the unit, and no portion of any sign shall extend above the roof of the unit. -These signs may be internally or externally illuminated, provided that any required utility connections for such illumination comply with Section 837.
2. Each mobile vending unit may have one portable menu or sandwich board sign a maximum of six square feet in area. -This sign shall be located within 10 feet of the mobile vending unit and shall be located outside the unit only during unit operating hours.

D. Drive-Thru Signs: In addition to signage permitted by Subsections 1010.09(A) or (B), drive-thru window services approved pursuant to Section 827, Drive-Thru Window Services, may have any number of drive-thru signs, of any total area.

DE. NC District: In the NC District, only drive-thru, projecting, building, or low freestanding or ground-mounted signs, graphics, or symbols shall be used. Where these standards conflict with other provisions in Section 1010, Subsection 1010.09(DE) shall take precedence.

EF. VCS District: In the VCS District, signs shall be subject to the following standards. -Where these standards conflict with other provisions in Section 1010, Subsection 1010.09(EF) shall take precedence.

1. Except for drive-thru signs, Signs-signs shall have a maximum of two colors in addition to black and white.

2. Only hanging, ~~on~~-building, ~~or~~-monument, or drive-thru signs shall be used.
3. Except for drive-thru signs, Signs-signs shall not exceed 24 square feet in size.

FG. VO District: In the VO District, signs shall be subject to the following standards. -Where these standards conflict with other provisions in Section 1010, Subsection 1010.09(~~FG~~) shall take precedence.

1. Except for drive-thru signs, Signs-signs shall have a maximum of two colors in addition to black and white.
2. Only hanging, ~~on~~-building, ~~or~~-monument, or drive-thru signs shall be used.
3. Hanging signs shall not exceed eight square feet in size, and shall have eight-foot pedestrian clearance.
4. Monument and ~~on~~-building signs that are not drive-thru signs shall not exceed 24 square feet in size.
5. Except for neon signs and drive-thru signs, all illumination shall be external.

GH. RTC District: In the RTC District, all signs except drive-thru signs shall be complementary to the unique historic character of the Mount Hood corridor in the use of graphics, symbols, lighting, and natural materials. In addition, identification and onsite directional signing shall be sensitive to the needs of tourists. Identification signing may be provided for each distinctive village or area designated in the Mt. Hood Community Plan subject to approval by the State Highway Division and the Design Review Committee. Where these standards conflict with other provisions in Section 1010, except Subsection 1010.15, Subsection 1010.09(~~GH~~) shall take precedence. -Where these standards conflict with Subsection 1010.15, Subsection 1010.15 shall take precedence.

HI. RC District: In the RC District, all signs except drive-thru signs shall be complementary to the historic character and rural scale of the unincorporated community in the use of graphics, symbols, lighting, and natural materials. Where these standards conflict with other provisions in Section 1010, Subsection 1010.09(~~HI~~) shall take precedence.

1010.10 ONSITE TRAFFIC CONTROL AND IDENTIFICATION SIGNS

- A. Directories oriented primarily toward vehicle circulation shall be limited in area to a maximum of two square feet per tenant, use, or building specifically identified, up to a maximum of 40 square feet.
- B. Directories, including those attached to buildings, that are oriented toward pedestrian circulation areas shall be a maximum of 24 square feet in area, and a maximum of eight feet in top-of-sign height.

- C. An onsite monument sign for an individual building within a development may be allowed as an alternative to a building sign, provided such sign shall:
1. Be located adjacent to the building being identified.
 2. Not exceed 12 square feet in area.
 3. Not exceed four feet in top-of-sign height.
 4. Use materials and colors that are the same, or substantially the same, as those used on the building identified by the sign.
- D. In the CI District, identification signs may be allowed within a perimeter setback area that fronts on a public, county, or state road, and onsite directional signs may be allowed within perimeter setback areas that are adjacent to other site areas.

1010.11 OFFSITE TRAFFIC CONTROL AND IDENTIFICATION SIGNS IN NATURAL RESOURCE DISTRICTS

- A. A temporary permit may be approved, renewable after five years. -Criteria for approval:
1. Shall be allowed only in Natural Resource zoning districts.
 2. The sign shall provide the actual registered name of a business and directions to the business (e.g., left or right, an arrow, one-quarter mile, etc.).
 3. A maximum of three offsite traffic control identification signs are allowed for each business.
 4. Maximum distance of business from offsite traffic control identification sign: Five miles.
 5. A maximum of two offsite traffic control signs shall be located at any one site.
- B. Development Standards
1. Maximum size: Shall not exceed four square feet per side.
 2. Setback: Behind the front property line.
 3. Illumination: Offsite traffic control and identification signs shall not be illuminated.

1010.12 FLAGS

Flags are allowed in all zoning districts, and, except for drive-thru signs, are subject to the following:

- A. Number: Three flags per site.
- B. Maximum size: No flag shall exceed 40 square feet.
- C. Height: Top of pole supporting flag shall not exceed 35 feet above finished ground elevation (not including berms or mounds specifically created for the sign).
- D. All flags shall be located on one pole.

1010.13 TEMPORARY DISPLAYS AND SIGNS

- A. Temporary signs that are not drive-thru signs may be displayed under the following conditions and limitations:
 1. Number: Only one temporary sign shall be displayed for a site.
 2. Time Period and Duration: Shall not be displayed for a total time period exceeding 60 days in any calendar year.
 3. Size and Height Limits: Same size and height limits as a permanent sign for the same site.
 4. Setbacks: Behind front property line.
 5. Anchoring: All signs approved under this provision shall be physically attached to the premises in a manner which both prevents the sign from being moved or blown from its location, and allows the prompt removal of the sign.
 6. Exceptions: No temporary sign shall be allowed under this provision for any business or development which has a changeable copy sign incorporated into its permanent sign.
- B. Temporary displays (pennants, banners, streamers, strings of lights, and beacon lights) that are not drive-thru signs may be displayed according to Subsections 1010.13(A)(2) and (5) and 1010.02(N).

1010.14 CHANGEABLE COPY SIGNS

Electronic message center signs and other changeable copy signs may be incorporated into permanent signs permitted pursuant to Subsections 1010.08 or 1010.09. -Except for drive-thru signs, Approval approval shall not be granted unless the following criteria are satisfied:

- A. Only one such sign shall be used in a development.
- B. The changeable copy sign or electronic message center sign shall be included in the maximum sign area allowed under Subsections 1010.09(A)(3) or 1010.09(B)(2), and Subsections 1010.08 (A)(1) or (B)(1), and shall not exceed 80

percent of the total sign area.

- C. The changeable copy sign or electronic message center sign shall be integrated into the design of the sign.
- D. All segments of a message shall be completed within 12 seconds.

1010.15 GOVERNMENT CAMP SIGN STANDARDS

- A. Area of Application: Subsection 1010.15 shall apply to all permanent identification signs for commercial developments in the RTC and MRR Districts in Government Camp and in the HR District on properties with frontage on Government Camp Loop. -The purpose of these sign standards is to provide a consistent design theme in the commercial areas.
- B. Conformance: Signs shall comply with the other applicable provisions of Section 1010, except as otherwise provided in Subsection 1010.15. -Where there are conflicts, Subsection 1010.15 shall govern. -A sign plan must be submitted to the Design Review Committee which shows:
 - 1. Total signage allowed for the proposed sign frontage, face area of existing signage, and face area of proposed signage;
 - 2. The design of the sign and sign support including dimensions, materials, colors, sign copy, lighting, and graphics; and
 - 3. A site plan and building elevation showing placement of existing and proposed signs on the site.
- C. Preexisting Signs: Signs and sign structures existing prior to February 10, 1993, that complied with applicable regulations existing when the sign was established but do not comply with one or more of the requirements of Section 1010 shall be subject to the provisions of Section 1206 and Subsection 1010.02(M), except:
 - 1. Any permanent sign which is nonconforming in any manner other than individual size shall be brought into conformance with the provisions of this Ordinance prior to any expansion or change in use which requires design review or a conditional use permit. -Total signage area of existing and new signs may not exceed the maximum established in these standards. -No occupancy permit shall be issued until a sign plan is submitted.
 - 2. Should any permanent nonconforming sign be damaged by any means to an extent of more than 50 percent of its replacement costs at the time of damage, it shall be reconstructed or replaced in conformance with these sign standards.
 - 3. Placement of a new sign where existing signage is greater than the total allowed, or where the new sign will make the total greater, requires removal of an amount of existing signage to keep the total signage area under the limit.

4. Where a Clackamas County Development Agency incentive program is in effect, all nonconforming signs, except those that are nonconforming in size alone, must be brought into conformance or removed by February 10, 1996.

D. Design Standards: Signs shall comply with Subsection 1010.05 and the following conditions:

1. Design: Sign design and support structure shall uphold the rustic, mountain environment of Government Camp through a Cascadian design theme.
2. Materials:
 - a. Signs and support structures are limited to wood or wood exterior, stone, brick, etched or stained glass, wrought iron, or non-shiny metal. -Plywood may be used for signs only if it is heavily painted and/or edged to obscure the plywood texture and the surface is sealed to keep it from delaminating.
 - b. Neon signs are permitted inside windows only.
 - c. Plastic may be used only in the letters of sign copy or the portion of a sign with changeable copy.
 - d. Signs in the RTC-zoned properties at the east and west entries of Government Camp visible from U.S. Highway 26 or with frontage on U.S. Highway 26 may be constructed of plastic if the design intent is upheld.
3. Colors: No reflective or fluorescent colors shall be used on signs or support structures.
4. Lighting: The source of the lighting shall be external and obscured from the pedestrian. -Internally lit signs are permitted only where the letters of the copy are illuminated or in RTC-zoned properties at the east and west entries of Government Camp visible from U.S. Highway 26, or in signs on U.S. Highway 26 frontage.
5. Changeable Copy: Electronic message center sign area or changeable copy sign area is limited to no more than 20 percent of total signage allowed.
6. Scale: Signs shall be kept in scale with pedestrians and buildings.
7. Placement: Signs shall be incorporated into the design of the building and shall not be placed in locations which interrupt, detract from, or change the architectural lines of the building.

E. Total Signage Area:

1. Developments less than three acres in size:

- a. Total signage area shall be determined by the lineal feet of building frontage per street. -This shall be a minimum of 30 square feet of signage plus one square foot for every five feet of building frontage greater than 30 lineal feet.
 - b. Buildings two stories or taller may increase the total signage allowed by 50 percent.
 - c. Only frontages on streets shall be used to determine total signage per frontage per development.
 - d. Signage shall not be transferred between frontages.
2. Developments over three acres in size:
- a. Total signage area shall be determined by lineal street frontage. -This shall be a minimum of 30 square feet of signage plus one square foot of signage per five lineal feet of street frontage greater than 30 feet.
 - b. Internal signs not readily visible from the street shall not be subject to total signage area restrictions in Subsection 1010.15(E)(2)(a).
3. Developments with U.S. Highway 26 frontage: Such signs serve a unique purpose in attracting high speed traffic from the Highway and are also subject to Oregon Department of Transportation sign regulations. -One sign shall be allowed per development per U.S. Highway 26 frontage and will be handled on a case-by-case basis. -Signage shall conform to the Government Camp design intent to the degree possible.

F. Types of Signs Permitted:

1. Freestanding or monument signs:
 - a. Shall be situated within setback.
 - b. Shall have a maximum of one ground mounted sign per 50 feet of lineal building frontage.
 - c. Shall have a maximum face area of 24 square feet.
 - d. Shall have a maximum top-of-sign height of 12 feet.
 - e. Shall be on a base or wooden supports; poles are permitted only if integrated into a base. -Any metal poles must be free of peeling paint and rust.
2. Building signs:
 - a. Shall have a maximum face area of 24 square feet.

- b. Shall not extend more than 10 inches from the wall.
 - c. Sign or components shall not exceed top of roofline or extend beyond the face area of the building.
3. Projecting signs:
- a. Shall not extend more than two feet into the public right-of-way, project farther than five feet from the building, or exceed top of roofline immediately above.
 - b. Shall not exceed one projecting sign per 25 feet of lineal building frontage.
 - c. Shall have a maximum face area of 12 square feet; buildings over two stories may have signs of up to 24 square feet.
 - d. Supporting structure may not exceed sign's height or width by more than two feet or extend higher than roofline.
4. Window signs readily visible from outside the building:
- a. Shall have a maximum face area of 30 percent of total window area per frontage; maximum sign size per individual window sign is 12 square feet.
 - b. Interior neon window signs readily visible from the street shall not exceed 10 percent of the total window area per street frontage. -No more than 20 percent of an individual window should be covered with neon. -Neon signs within these limits shall not be counted toward the total signage area.
5. Awning/overhead or walkway covering signs:
- a. Shall be completely positioned on awning, overhead, or covered walkway.
 - b. Shall have a maximum face area of 24 square feet.

1010.16 SUNNYSIDE VILLAGE SIGN STANDARDS

In the Sunnyside Village, as identified on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan, Land Use Plan Map*, freestanding signs shall be constructed of brick, masonry, wood, or other materials that are compatible with the development. Where these standards conflict with other provisions in Section 1010, Subsection 1010.16 shall take precedence.

1010.17 SCMU DISTRICT SIGN STANDARDS

The following standards shall apply in the SCMU District. -Where these standards conflict with other provisions in Section 1010, Subsection 1010.17 shall take precedence.

- A. Attached single-family dwellings and three family dwellings shall be subject to Subsection 1010.06(A).
- B. Developments of multifamily dwellings shall be subject to Subsection 1010.06(C).
- C. All other developments, including mixed-use developments, shall be subject to Subsection 1010.09, except:
 1. Pole signs, electronic message center signs, and other changeable copy signs are prohibited.
 2. Monument signs shall not exceed a height of six feet or an area of 60 square feet, regardless of the number of tenants.
 3. Building signs may be projecting signs, and projecting signs shall be subject to the following standards:
 - a. A maximum of one projecting sign per entrance per tenant shall be permitted.
 - b. A projecting sign shall project no more than four feet from the building or one-third the width of an abutting sidewalk or walkway, whichever is less. However, if there is no wall sign on the same building façade, the sign shall project no more than six feet from the building.
 - c. A projecting sign shall not exceed 12 square feet per side, excluding the support brackets. However, if there is not wall sign on the same building façade, the sign shall not exceed 24 square feet per side, excluding the support brackets.

1010.18 FARMERS' MARKET SIGNS

The following sign standards apply to a farmers' market approved pursuant to Section 840, *Farmers' Markets*:

- A. The farmers' market may display 20 square feet of sign area on each street frontage of the tract on which the market is located.
- B. Each farmers' market stall may display 10 square feet of sign area at the stall.
- C. Signs shall be subject to Subsection 1010.13(A)(5).
- D. Signs may be displayed only during the hours of farmers' market operation.

1010.19 MULTI-USE DEVELOPMENTS

The following sign standards apply to multi-use developments approved pursuant to Section 844, *Multi-Use Developments*. Where these standards conflict with other provisions in Section 1010, Subsection 1010.19 shall take precedence.

- A. Freestanding Signs: One freestanding sign may be provided on each public road, county road, or state highway from which the development takes access. -One additional freestanding sign may be allowed on a public road, county road, or state highway when the frontage on that road exceeds 1,000 feet and two or more major access points are provided. -In no case shall the number of freestanding signs exceed four for any multi-use development. -The maximum size and height for each freestanding sign shall be determined pursuant to Subsection 1010.05(A)(3).
- B. Building Signs: Individual building tenant identification signs shall be allowed pursuant to Subsection 1010.05(B).
- C. Ground-Mounted Signs: Ground-mounted signs may be used to identify an individual building within a multi-use development provided that:
 - 1. No building sign with the same message is facing in the same direction;
 - 2. The sign area does not exceed 30 square feet;
 - 3. The sign does not exceed five feet in height; and
 - 4. Architectural features may be added to the sign structure provided the sign area and height are not increased by more than one-third of the above requirements.
- D. Road Signs: If interior circulation roads are named, directional signs to various uses within the development may be included on the road signs.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-245, 7/1/13; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 1012, *Lot Size and Density*

1. Clarify that land divisions along a boundary between Forest and Agriculture Comprehensive Plan land use designation boundaries are prohibited, unless the resulting parcels meet the applicable minimum lot size or other existing exceptions.
2. Provide consistency in spacing.

1012 LOT SIZE AND DENSITY

1012.01 APPLICABILITY

Section 1012 applies to the following land use permit applications in any zoning district that has a minimum lot size standard, district land area standard, or minimum density standard, except AG/F, EFU, and TBR:

- A. Subdivisions;
- B. Partitions;
- C. Replats;
- D. Design review for manufactured home parks, congregate housing facilities, and dwellings, including residential condominiums; and
- E. Conditional uses for manufactured home parks and dwellings.

1012.02 MINIMUM LOT SIZE EXCEPTIONS

In subdivisions, partitions, and replats, lots and parcels shall comply with the minimum lot size standards, if any, of the applicable zoning district, except as established by Subsections 1012.02(A) through (H).

- A. Bonus Density: If a smaller lot size is necessary to provide bonus density dwelling units awarded under Subsection 1012.05(E), the minimum lot size standard of the applicable zoning district is waived. -Demonstrating compliance with this standard shall not require the proposed development to be a planned unit development or require that attached-single-family dwellings be developed in lieu of detached single-family dwellings.
- B. Two or More Lawfully Established Dwellings on One Lot of Record: If a lot of record is not large enough to be divided in compliance with the minimum lot size standard of the applicable zoning district, the standard is waived if there are two or more lawfully established dwellings located on one lot of record with a Comprehensive Plan land use plan designation of Low Density Residential, Unincorporated Community Residential, or Rural. -At least one of the lawfully established dwellings shall be located on each lot or parcel created pursuant to Subsection 1012.02(B). -Subsection 1012.02(B) does not apply to the creation of separate lots or parcels for:
 - 1. Accessory dwelling units;
 - 2. Accessory farm dwellings on a lot of record with a land use plan designation of Rural if the accessory farm dwelling was established after October 4, 2000;

3. Manufactured dwellings and residential trailers established under a temporary permit;
 4. Manufactured dwellings and residential trailers established within a manufactured dwelling park or a manufactured home park; and
 5. Dwellings established as a “replacement” for a historic landmark dwelling, where the continued use of the historic landmark dwelling for residential purposes was permitted as a conditional use in an HL, HD, or HC overlay zoning district.
- C. Conditional Use: If the subject property is developed, or approved to be developed, with a conditional use, the minimum lot size standards of the applicable zoning district are waived, provided:
1. If a minimum lot size for the conditional use is established by Section 800, *Special Use Requirements*, it remains applicable.
 2. The proposed lot size requires approval pursuant to Section 1203, *Conditional Uses*. However, approval pursuant to Section 1203 does not waive the requirement to also receive approval pursuant to Section 1105, *Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats*.
 3. The minimum lot size waiver applies only to a lot or parcel developed with the conditional use and not to any other lots or parcels in the proposed subdivision, partition, or replat.
 4. A deed restriction limiting development of an undersized lot or parcel to the approved conditional use shall be recorded in conjunction with the recording of the final plat.
 5. This lot size exception does not apply in the RA-2 or RR Districts, and the minimum lot size for the lot or parcel developed with the conditional use is two acres in the RFFF-5 and FF-10 Districts. In addition, two- and three-family dwellings in an R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, or RA-1 District are subject to Subsection 1012.02(F) in lieu of Subsection 1012.02(C).
- D. Comprehensive Plan Boundary: If through a Type IV Comprehensive Plan map amendment, a lot of record is divided by a Comprehensive Plan land use plan designation boundary, the lot of record may be partitioned along that boundary (access strips and parcels of less than one acre are excluded). ~~If the boundary separates an Agriculture or Forest designation from an Urban, Unincorporated Community, or Rural designation,~~ or if the boundary separates an Agriculture designation from a Forest designation, the exception to the minimum lot size standards does not apply to ~~the any~~ portion of the subject property designated Agriculture or Forest, except to the extent that Subsection 401.0908(HK) or 406.09(G) also applies.

- E. Attached Single-Family Dwellings: In an R-5, R-7, R-8.5, R-10, R-15, R-20, or R-30 District, the minimum lot size for a lot or parcel to be developed with an attached single-family dwelling is 2,000 square feet, except in a planned unit development where there is no minimum lot size. -Notwithstanding this minimum lot size exception, the maximum density standards of Subsection 1012.05 continue to apply.
- F. Two- and Three-Family Dwellings: In an R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, or RA-1 District, there is no minimum lot size for a lot or parcel to be developed with a two- or three-family dwelling pursuant to Section 1203, *Conditional Uses*. -However, the maximum density standards of Subsection 1012.07 apply to the entire property proposed for development with two- or three-family dwellings prior to the creation of new lots or parcels. -This has the effect of implementing an average lot size for a development of two- or three-family dwellings of two or three times, respectively, the minimum lot area per dwelling unit established by Table 1012-2, except to the extent that Subsections 1012.07(C) and (D) allow a reduction in this average.
- G. The minimum lot size standards of the applicable zoning district are waived for a designated nonresidential tract for a private road, open space, or similar support purpose.
- H. Notwithstanding Subsections 1012.02(B) through (D), the minimum lot size inside the Portland Metropolitan Urban Growth Boundary is 20 acres in the FF-10, RA-1, RA-2, RC, RI, and RRFF-5 Districts, except as provided by Subsection 3.07.1130(c) of the Code of the Metropolitan Service District.

1012.03 MAXIMUM LOT SIZE

In subdivisions, partitions, and replats in the VR-5/7, VR-4/5, and VTH Districts, lots and parcels shall comply with the maximum lot size standards of the applicable zoning district, except as established by Subsections 1012.03(A) through (C) for the VR-5/7 and VR-4/5 Districts.

- A. A portion of the subject property may be excluded when calculating average lot size for the subdivision, partition, or replat pursuant to Note 4 or 5 of Table 315-3, *Dimensional and Building Design Standards in the VR-5/7, VR-4/5, and VTH Districts*, or when calculating maximum individual lot size, provided that a master plan for the excluded portion of the subject property demonstrates that the maximum lot size standards can be met for the entire property through future land division.

- B. Unless a master plan is provided pursuant to Subsection 1012.03(A), the maximum size of a lot or parcel created for a dwelling lawfully established prior to being zoned VR-5/7 or VR-4/5 is 15,000 square feet unless the dwelling is in a resource protection area, as shown on Comprehensive Plan Map X-SV-1, *Sunnyside Village Plan Land Use Plan Map*, in which case there is no maximum lot size standard. Such a lot or parcel is excluded when calculating average lot size for the subdivision, partition, or replat pursuant to Note 4 or 5 of Table 315-3.
- C. Resource protection area, as shown on Comprehensive Plan Map X-SV-1, is excluded when calculating average lot size for the subdivision, partition, or replat pursuant to Note 4 or 5 of Table 315-3 or when calculating maximum individual lot size.

1012.04 GENERAL DENSITY PROVISIONS

- A. Density is a measurement of the number of dwelling units in relationship to a specified amount of land. -In the context of a partition, subdivision, replat, or manufactured home park, density typically relates to potential dwelling units in the form of lots, parcels, or manufactured home park spaces. -Density often is expressed as dwelling units per acre; however, this Ordinance implements density standards in many zoning districts by assigning a district land area (DLA), which is the starting point for determining the maximum number of dwelling units allowed on a particular site. -In general, the DLA is the minimum lot area required per dwelling unit; however, the DLA is subject to adjustment for density bonuses, restricted area development limitations, and limits on the extent of new road area that must be subtracted.
- B. The DLA and the minimum lot size standard applicable to a particular zoning district are seldom the same. -Often this is because the maximum density derived from the DLA standard is calculated over the entire site prior to any platting of new lots or parcels. -The minimum lot size standard then typically permits flexibility in determining where on the site the allowed dwelling units will be developed. -For example, some lots may be relatively large while others are smaller, or open space tracts may be platted while all lot sizes are relatively small. -Regardless of allowed flexible sizing of individual lots or parcels, however, the maximum density allowed for the entire site remains the same.
- C. If the subject property is currently developed with one or more dwelling units that will be retained, such dwelling units shall be included in demonstrating compliance with the maximum and minimum density standards of Section 1012. -Notwithstanding this provision, accessory dwelling units and temporary dwellings approved pursuant to Section 1204, *Temporary Permits*, are not included in demonstrating compliance with the density standards, provided that these dwellings will continue to comply with the requirements for accessory dwelling units or temporary dwellings, respectively.

- D. If a subdivision, partition, or replat is proposed on property currently developed with two-family, three-family, or multifamily dwellings (or with a current design review approval for such development), maximum and minimum density shall be calculated separately for each proposed lot or parcel, except in a planned unit development or a development of two- or three- family dwellings approved pursuant to Subsection 1012.07, in which case maximum and minimum density shall be calculated for the entire property proposed for development prior to the creation of new lots or parcels.
- E. In a zoning district that does not allow new detached single-family dwellings, a lot created for a nonconforming detached single-family dwelling shall not be included in the gross site area used to calculate minimum and maximum density for the remaining lot(s).

1012.05 MAXIMUM DENSITY

If this Ordinance establishes a district land area (DLA) for the applicable zoning district, the proposed development shall be limited to a maximum density. Except as necessary to implement a minimum lot size exception granted pursuant to Subsection 1012.02 or as established by Subsections 1012.06 and 1012.07, maximum density shall be calculated as follows.

- A. Calculate the land area of the subject property. -The result is gross site area (GSA).
- B. Subtract the following from GSA to determine net site area (NSA). -In the event of an overlap between categories requiring a subtraction, the area of overlap shall be classified in the most restrictive category.
 - 1. The land area of new county, public, or private roads (NR) in the HR, MRR, Urban Low Density Residential, VR-4/5, VR-5/7, and VTH Districts, except:
 - a. If NR exceeds 15 percent of the GSA, only 15 percent of the GSA shall be subtracted.
 - b. No subtraction shall be made for strips of land adjacent to existing road rights-of-way when such strips are required to be dedicated as a condition of approval;
 - 2. In a zoning district other than HR and MRR, any land area of the GSA in the following highly restricted areas (HRA), except that no subtraction shall be made for HRA that will remain undeveloped, in which case density accruing to these areas may be transferred to unrestricted areas:
 - a. Slopes greater than 50 percent;

- b. Mass movement hazards regulated by Section 1003, *Hazards to Safety*;
 - c. The floodway of the Floodplain Management District regulated by Section 703, *Floodplain Management District*;
 - d. The Willamette River and the required buffer area regulated by Section 705, *Willamette River Greenway*;
 - e. Habitat Conservation Areas regulated by Section 706, *Habitat Conservation Area District (HCAD)*; and
 - f. Water Quality Resource Areas regulated by Section 709, *Water Quality Resource Area District*; and
3. In a zoning district other than HR and MRR, fifty percent of the land area of any portions of the GSA in the following moderately restricted areas (MRA), except that no subtraction shall be made for MRA that will remain undeveloped, in which case density accruing to these areas may be transferred to unrestricted areas.:
 - a. Slopes equal to or greater than 20 percent and less than or equal to 50 percent; and
 - b. Areas outside the floodway but within the Floodplain Management District regulated by Section 703.
 4. In the HR and MRR Districts, any land area of the GSA in the following highly restricted area (HRA). -Residential development is prohibited in the HRA.
 - a. The Floodplain Management District regulated by Section 703; and
 5. In the HR and MRR Districts, 50 percent of the land area of the GSA in the following moderately restricted areas (MRA). -Residential development is prohibited in the MRA.
 - a. Slopes greater than 25 percent;
 - b. Mass movement hazards regulated by Section 1003; and
 - c. Wetlands and required buffer areas regulated by Subsection 1002.06 or another public agency.
 6. In the HR and MRR Districts, although no subtraction is required for stream corridor areas, residential development is prohibited in these areas.

- C. Divide the NSA by the DLA of the applicable zoning district. -The result is base density (BD). -The calculations that result in a determination of BD are represented by the following formula:

$$\{GSA - [NR + HRA + (MRA \times 0.5)]\} / DLA = BD^*$$

* Except in the HR and MRR Districts, HRA and MRA may be reduced to zero as provided by Subsections 1012.05(B)(2) and (3).

- D. In the MRR District, the calculation in Subsection 1012.05(C) shall be done separately for each proposed unit size category identified in Table 317-3. This requires the applicant to identify the square footage of the NSA that is attributed to each unit size category. -The results of each separate calculation shall be added to determine BD.

- E. Add any applicable density bonuses to BD. -Bonus density shall be allowed subject to the following criteria:

1. The proposed development shall include a minimum of four dwelling units, excluding accessory dwelling units and temporary dwellings approved pursuant to Section 1204, *Temporary Permits*.
2. The bonus density categories and corresponding maximum increases to BD, as well as the zoning districts to which the bonus density categories are applicable, are identified in Table 1012-1, *Bonus Density*.
3. In the MRR District, dwelling units allowed through the bonus density provisions shall be developed with the same unit size mixture as provided in the BD. -For example, if a development is proposed with a BD of 50 units of 700 square feet and 50 units of 500 square feet, and a bonus density of 10 units is allowed, the 10 bonus units shall include 5 units of 700 square feet and 5 units of 500 square feet.

Table 1012-1: Bonus Density

Bonus Category	Maximum Increase in the HR and Urban Low Density Residential Districts	Maximum Increase in the HDR, MR-1, MR-2, MRR, and PMD Districts
Affordable Housing: Dwelling units qualifying and approved for housing for low-income families or for the elderly under a federal, state, or local program will be provided in the development.	One dwelling unit per affordable dwelling unit up to 5 percent of the base density	One dwelling unit per affordable dwelling unit up to 8 percent of the base density
Park Dedication: Land will be dedicated as a park and accepted by a government agency pursuant to Subsection 1011.04.	10 percent of the base density	10 percent of the base density
Habitat Conservation Area: At least 75 percent of the HCA on the subject property will be protected from development by a restrictive covenant or a public dedication.	Not applicable	25 percent of the base density; This bonus density provision is also applicable in the SHD and VA Districts.
MAXIMUM TOTAL INCREASE	15 percent of the base density	43 percent of the base density

- F. Any partial figure of one-half or greater shall be rounded up to the next whole number, except partial figures shall be rounded down for a subdivision, partition, or replat of 10 lots or fewer in an Urban Low Density Residential, VR-4/5, or VR-5/7 District.
- G. The result is maximum density, except that the result shall be reduced as necessary to:
 1. Comply with the minimum lot size standards, if any, of the applicable zoning district, as modified by Subsection 1012.02;
 2. Ensure that, in an R-2.5 District, the density of the developed portion of the subject property does not exceed one dwelling unit per 2,420 square feet of land area; and
 3. Ensure that, in all other Urban Low Density Residential Districts, the density of the developed portion of the subject property does not exceed one dwelling unit per 3,630 square feet of land area.

1012.06 MAXIMUM DENSITY IN THE VA, VTH, VR-4/5, AND VR-5/7 DISTRICTS

In the VA, VTH, VR-4/5, and VR-5/7 Districts, maximum density shall be calculated pursuant to Subsection 1012.05, except if any restricted areas, as identified in Subsections 1012.05(B)(2) and (3), are to be developed, in which case:

- A. A district land area of one acre shall apply to the restricted areas proposed for development, and such areas shall not be developed at a density greater than one dwelling unit per acre.
- B. The steps identified in Subsections 1012.05(B)(2) and (3) shall be omitted when completing the calculations for the restricted areas to be developed.

1012.07 MAXIMUM DENSITY FOR TWO- AND THREE-FAMILY DWELLINGS IN URBAN LOW DENSITY RESIDENTIAL DISTRICTS

In the R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, and RA-1 Districts, developments of two- or three-family dwellings approved pursuant to Section 1203, *Conditional Uses*, shall be limited to a maximum density, which shall be calculated as follows:

- A. Calculate the land area of the subject property. The result is gross site area (GSA).
- B. Divide GSA by the minimum lot area per dwelling unit (MLA) of the applicable zoning district as shown in Table 1012-2, *Minimum Lot Area per Dwelling Unit*. The result is base density (BD).

Table 1012-2: Minimum Lot Area per Dwelling Unit

Zoning District	Minimum Lot Area per Dwelling Unit (in square feet)
R-5	3,333
R-7	4,662
R-8.5	5,661
R-10	6,660
R-15	9,990
R-20	13,320
R-30	19,980
RA-1	43,560

- C. Except in the RA-1 District, add any applicable density bonuses to BD. -Bonus density shall be allowed pursuant to Subsection 1012.05(E). -However, if affordable housing is provided pursuant to Table 1012-1, *Bonus Density*, but affordability requirements are not specified by a federal, state, or local program as required by Table 1012-1, an affordability covenant or other mechanism to ensure affordability, deemed acceptable by the County, shall instead be attached to the affordable dwelling units.
- D. Any partial figure of one-half or greater shall be rounded up to the next whole number, except partial figures shall be rounded down in a subdivision, partition, or replat of 10 lots or fewer.
- E. The result is maximum density.

1012.08 MINIMUM DENSITY

A minimum density standard applies in the Urban Low Density Residential, HDR, MR-1, MR-2, PMD, RCHDR, SHD, and VA Districts. -Minimum density shall be calculated as follows:

- A. Calculate the land area of the subject property. -The result is gross site area (GSA).

- B. Subtract the following land area from GSA to determine net acreage:
1. New county, public, or private roads and strips of land dedicated adjacent to existing road rights-of-way;
 2. Slopes equal to or greater than 20 percent;
 3. Mass movement hazards regulated by Section 1003, *Hazards to Safety*;
 4. Areas in the Floodplain Management District regulated by Section 703, *Floodplain Management District*;
 5. The Willamette River and the required buffer area regulated by Section 705, *Willamette River Greenway*;
 6. Habitat Conservation Areas (HCA) regulated by Section 706, *Habitat Conservation Area District (HCAD)*, provided that the HCA, or portion thereof, to be subtracted is protected from development by a restrictive covenant or a public dedication, and provided that the subject property was inside the Portland Metropolitan Urban Growth Boundary on January 1, 2002;
 7. Water Quality Resource Areas regulated by Section 709, *Water Quality Resource Area District (WQRAD)*; and
 8. Land to be dedicated to the public for park or open space use.
- C. In the RCHDR District, the minimum density is 30 dwelling units per net acre. Otherwise, divide by the district land area of the applicable zoning district and multiply the result:
1. By 80 percent in Urban Low Density Residential Districts. However, partitions in these districts have no minimum density requirement provided that a master plan demonstrates that the minimum density for the entire property can be met through future land division;
 2. By 80 percent in the PMD and MR-1 Districts, except in the case of a manufactured home park where the result shall be multiplied by 50 percent;
 3. By 90 percent in the MR-2, HDR, and SHD Districts; or
 4. By 50 percent in the VA District.
- D. Any partial figure of one-half or greater shall be rounded up to the next whole number.
- E. The result is minimum density.

[Amended by Ord. ZDO-245, 7/1/13; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-266, 5/23/18]

**Summary of Proposed Amendments to Section 1105, Subdivisions, Partitions, Replats,
Condominium Plats, and Vacations of Recorded Plats**

1. Provide standards and criteria for replats consistent with standards and criteria for property line adjustments and with statutes governing natural resource zoning districts (e.g., Ag/Forest, Exclusive Farm Use, and Timber Districts).
2. Remove the allowance for a time extension to be approved by a “Type II” review process for a replat approved through a “Type I” review process.
3. Provide consistency in spacing.

1105 SUBDIVISIONS, PARTITIONS, REPLATS, CONDOMINIUM PLATS, AND VACATIONS OF RECORDED PLATS

1105.01 PURPOSE AND APPLICABILITY

Section 1105 is adopted to provide standards, criteria, and procedures under which a subdivision, partition, replat, condominium plat, or vacation of a recorded plat may be approved, except:

- A. In the EFU, TBR, and AG/F Districts, land divisions that are approved pursuant to Subsections 401.09, 406.09, or 407.08, respectively, are exempt from review pursuant to Section 1105. However, all subdivisions, as well as all partitions containing any parcel of 80 acres or smaller (based on the best available records), require completion of a final plat pursuant to Subsection 1105.07; and
- B. Subdivisions for cemetery purposes pursuant to Oregon Revised Statutes Chapter 97 are exempt from Section 1105.

1105.02 SUBMITTAL REQUIREMENTS FOR SUBDIVISIONS, PARTITIONS, AND REPLATS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a subdivision, partition, or replat shall include:

- A. Five copies of a preliminary plat. -The preliminary plat shall be drawn to a scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet. -If the preliminary plat is larger than 11 inches by 17 inches, five reduced-sized, legible copies of the preliminary plat shall be submitted on eight-and-one-half-inch by 14-inch or 11-inch by 17-inch paper. -The following information shall be included on the preliminary plat or by separate attachment:
 - 1. Source of domestic water and location of any existing and proposed wells;
 - 2. Method of wastewater disposal and location of any existing and proposed on-site wastewater treatment systems;
 - 3. Existing and proposed utility lines and facilities;
 - 4. Calculations demonstrating that the proposed density complies with the minimum and maximum density standards of Section 1012, *Lot Size and Density*, or for zoning districts not subject to Section 1012, demonstrating compliance with the minimum lot size in the applicable zoning district;
 - 5. Locations, dimensions, and area of each lot, parcel, and tract;

6. The north-south dimension and front-lot-line orientation of each proposed lot or parcel, except for lots or parcels for which an exception from the solar design standard of Subsection 1017.03 is requested pursuant to Subsection 1017.04. -For the purpose of this submittal requirement, north-south dimension and front lot line are defined in Subsection 1017.02;
7. Date the preliminary plat was prepared;
8. North arrow;
9. Identification of each lot or parcel by number;
10. Locations and widths of all roads abutting the subject property, including road names, direction of drainage, approximate grades, and whether public or private;
11. Locations and widths of all proposed roads, including proposed names, approximate grades, radii of curves, and whether public or private;
12. Location and width of legal access to the subdivision or partition, other than public or County roads, if applicable;
13. Contour lines at two-foot intervals if 10 percent slope or less or five-foot intervals if exceeding 10 percent slope within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information;
14. Locations of all seasonal and perennial drainage channels, including their names, if known, and direction of flow;
15. Locations and widths of all existing and proposed easements, to whom they are conveyed and for what purpose;
16. Locations and dimensions of all existing and proposed driveways and walkways;
17. Locations and dimensions of existing structures and their setbacks from existing and proposed lot lines;
18. Locations and dimensions of all areas to be offered for public dedication and the intended use of such areas;
19. Boundaries and type of restricted areas identified in Subsection 1012.05, as applicable;
20. Locations of all significant vegetative areas, including, but not limited to, major wooded areas, specimen trees, and bearing trees; and

21. For a proposed subdivision, a plat name approved by the County Surveyor pursuant to Oregon Revised Statutes 92.090;
- B. Preliminary statements of feasibility required pursuant to Section 1006, *Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*;
- C. If the subject property includes land designated Open Space by the Comprehensive Plan, a vicinity map showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property;
- D. If the subject property includes land designated Open Space by the Comprehensive Plan, an existing conditions map of the subject property showing:
1. Contour lines at two-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at five-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information.
 2. Slope analysis designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent;
 3. Drainage;
 4. Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003, *Hazards to Safety*;
 5. Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
 6. Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. -Where the subject property is heavily wooded, an aerial photograph, at a scale of not more than one inch equals 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
 7. Location of any overlay zoning districts regulated by Section 700, *Special Districts*;
 8. Noise sources;
 9. Sun and wind exposure;

10. Significant views; and
 11. Existing structures, impervious surfaces, utilities, landscaping, and easements; and
- E. For a proposed subdivision, a phasing plan and schedule, if the applicant proposes to have final plat review, pursuant to Subsection 1105.07, occur in two or more phases pursuant to Subsection 1105.03(C).
 - F. A master plan if required pursuant to Section 1012.

1105.03 APPROVAL CRITERIA FOR SUBDIVISIONS, PARTITIONS, AND REPLATS

A major subdivision requires review as a Type III application pursuant to Section 1307, *Procedures*. -A minor subdivision or a partition requires review as a Type II application pursuant to Section 1307. -A replat that proposes to increase the number of lots or parcels in the recorded subdivision or partition plat requires review as a Type II application pursuant to Section 1307. -Otherwise, a replat requires review as a Type I application pursuant to Section 1307. -A subdivision, partition, or replat shall be subject to the following standards and criteria:

- A. The proposed subdivision, partition, or replat shall comply with the applicable provisions of the section of this Ordinance that regulates the subject zoning district and Section 1000, *Development Standards*.
- B. In an Urban Low Density Residential District, the applicant may designate the proposed subdivision, partition, or replat as a zero-lot-line development. -In a zero-lot-line development, there are no minimum rear and side setbacks for single-family dwellings, manufactured homes, and structures accessory to single-family dwellings and manufactured homes, except from rear and side lot lines on the perimeter of the final plat.
- C. As part of preliminary plat approval for a subdivision, approval of a phasing plan and schedule to allow final plat review to occur in two or more phases, each of which includes a portion of the subject property, may be granted in consideration of such factors as the size of the proposed subdivision, complexity of development issues, required improvements, and other factors deemed relevant. If a phasing plan and schedule is approved, such approval shall be subject to the following:
 1. The total number of lots in all recorded phases of the subdivision shall not exceed the maximum density allowed pursuant to Section 1012, *Lot Size and Density*, for the gross site area included in all such phases.
 2. If one or more open space tracts are required as a condition of subdivision approval, the first phase shall include all required open space tracts for the entire subdivision.

3. Future phases shall be shown upon the initial and subsequent final plats as a “Tract Reserved for Future Development.”
 4. As deemed necessary by the County or special districts, dedication of rights-of-way or easements into or through future phases may be required with the initial or subsequent phases, prior to platting of the final phase.
- D. A nonprofit, incorporated homeowners association, or an acceptable alternative, shall be required for ownership of, improving, operating, and maintaining common areas and facilities, including, but not limited to, open space, private roads, access drives, parking areas, and recreational uses, and for snow removal and storage in Government Camp.
1. The homeowners association shall continue in perpetuity unless the requirement is modified pursuant to either Section 1309, *Modification*, or the approval of a new land use permit application provided for by this Ordinance.
 2. Membership in the homeowners association shall be mandatory for each lot or parcel owner.
 3. The homeowners association shall be incorporated prior to recording of the final plat.
 4. Acceptable alternatives to a homeowners association may include, but are not limited to, ownership of common areas or facilities by the government or a nonprofit conservation organization.
- E. If the subject property is in a future urban area, as defined by Chapter 4 of the Comprehensive Plan, the location of proposed easements, road dedications, structures, wells, and on-site wastewater treatment systems shall be consistent with the orderly future development of the subject property at urban densities.

1105.04 ADDITIONAL STANDARDS AND APPROVAL CRITERIA FOR REPLATS

A. A replat is subject to the minimum and maximum lot size standards of the applicable zoning district, except as follows:

1. If a lot of record is smaller than the minimum lot size standard, its size may be reduced, provided that it is not in an AG/F, EFU, or TBR District. Notwithstanding this provision, a lot of record that is larger than 3,000 square feet shall not be reduced to less than 3,000 square feet, unless such a reduction complies with the minimum lot size standard of the applicable zoning district.
2. If a lot of record is larger than the maximum lot size standard, its size may be reduced even if the reduction is not sufficient to comply with the maximum lot size standard.
3. If a lot of record in an AG/F, EFU, or TBR District is smaller than the

minimum lot size standard, its size may be reduced subject the following standards and criteria:

- a. As used in Subsection 1105.04(A)(3), “ground water restricted area”, “high-value farmland”, “high-value forestland”, and “waiver” have the meanings given those terms in ORS 195.300.
- b. A replat for a lot of record in the AG/F, EFU, or TBR District that is larger than 80 acres may be approved if the adjustment does not reduce the lot of record to less than 80 acres.
- c. A replat may not be used to:
 - i. Decrease the size of a lot of record that, before the relocation or elimination of a common property line, is smaller than 80 acres and contains an existing dwelling or is approved for the construction of a dwelling, if another lot of record affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
 - ii. Decrease the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres, if another lot of record affected by the replat would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other lot of record for a dwelling;
 - iv. Allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if the land use approval would be based on an acreage standard;
 - v. Replat a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the property line adjustment is larger than: two acres if the lot of record is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or five acres if the lot of record is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland, or within a ground water restricted area;
 - vi. Separate a temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
 - vii. Separate an accessory dwelling in conjunction with farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR

660-033-0010(24)(B).

~~B.~~ Replats reviewed as a Type II application pursuant to Section 1307 shall not be approved. The number of lots or parcels in the replatted area shall not exceed the number previously approved for the area, unless:

- ~~A.~~ 1. The gross site area of the affected plat is increased, or is of sufficient size to allow additional lots or parcels, or the zoning on the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area;
- ~~B.~~ 2. The allowed density is recalculated pursuant to Section 1012, *Lot Size and Density*, on the basis of the gross site area of the original platted area and any additions to the gross site area, and, if applicable, on the basis of the new zoning;
- ~~C.~~ 3. All existing lots or parcels within the plat that are not affected by the replat, including additional lots or parcels that may be created by subdivision or partition under existing zoning, are subtracted from the maximum density of the original plat area in determining allowed density for the replatted portion; and
- ~~D.~~ 4. All open space requirements of the original plat, if applicable, are satisfied by the replatted subdivision or partition, or portion thereof.

1105.05 CONDOMINIUM PLATS

If condominium platting is proposed as part of a design review application pursuant to Section 1102, *Design Review*, a separate condominium plat application is not required. -Otherwise, a condominium plat requires review as a Type I application pursuant to Section 1307, *Procedures*. -A proposed condominium plat shall comply with the applicable provisions of the section of this Ordinance that regulates the subject zoning district and with Section 1000, *Development Standards*.

1105.06 APPROVAL PERIOD AND TIME EXTENSION

- A. Approval of a preliminary plat is valid for four years from the date of the final decision. -If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. -During this four-year period, the final plat shall be recorded with the County Clerk, or the approval will become void.
- B. If a final plat is not recorded within the initial approval period established by Subsection 1105.06(A), a two-year time extension may be approved pursuant to Section 1310, *Time Extension*, except for a replat reviewed as a Type I application pursuant to Section 1307, which may not be approved for a time extension.

- C. If a phasing plan and schedule are approved pursuant to Subsection 1105.03(C), the following shall apply in lieu of Subsections 1105.06(A) and (B):
1. The phasing schedule may provide a preliminary plat approval period for the first phase not to exceed four years from the date of the final written decision. If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision.
 2. The phasing schedule may provide a preliminary plat approval period for each subsequent phase not to exceed two years from the end of the prior phase approval period.
 3. Each phase shall be recorded with the County Clerk within the applicable approval period, or the approval of that phase and all subsequent phases will become void.
 4. If a final plat for any phase is not recorded within the initial approval period for that phase, a two-year time extension for that phase and all subsequent phases may be approved pursuant to Section 1310.
 5. In no case shall a phasing schedule or any time extensions permit the recording of any phase more than 10 years after the date of preliminary plat approval.

1105.07 FINAL PLAT REVIEW

If a preliminary plat is approved, finalizing the approval requires the completion of a final plat, except that a final plat is not required for a partition or partition replat in which all parcels are larger than 80 acres. -The applicant shall comply with the following:

- A. The form and content of the final plat shall comply with the County's final decision approving the preliminary plat and applicable provisions of Chapters 11.01 and 11.02 of the Clackamas County Code and Oregon Revised Statutes Chapters 92, 94, 100, and 209.
- B. The final plat shall be submitted to the County for review. -If a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws shall be submitted to the County with the final plat. -If the final plat and, if a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws are consistent with the approved preliminary plat and the conditions of approval included in the County's final decision on the application have either been satisfied or guaranteed pursuant to Section 1311, *Completion of Improvements, Sureties, and Maintenance*, the Planning Director shall sign the plat.

1105.08 VACATIONS OF RECORDED PLATS

A recorded plat, or portion thereof, may be vacated pursuant to Oregon Revised Statutes (ORS) 92.205 through 92.245, ORS 368.326 through 368.366, or other applicable statutes.

1105.09 SUBDIVISIONS OF MANUFACTURED DWELLING PARKS AND MOBILE HOME PARKS

The conversion of an existing or approved manufactured dwelling park or mobile home park to a subdivision requires review as a Type I application pursuant to Section 1307, *Procedures*, and shall be subject to the submittal, review, and platting requirements of Oregon Revised Statutes (ORS) 92.830 through 92.845. -Where ORS 92.830 through 92.845 conflict with the provisions of this Ordinance, ORS 92.830 through 92.845 shall take precedence.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-230, 9/26/11; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]

Summary of Proposed Amendments to Section 1107, *Property Line Adjustments*

1. Require a “Type II” review process for property line adjustments (PLAs) in Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) Districts.
2. Repeal County-imposed limitations on PLAs in AG/F, EFU, or TBR Districts and expressly list in Subsection 1107.04 existing restrictions in state statute on PLAs in AG/F, EFU, or TBR Districts.
3. Provide consistency in spacing and word order.

1107 PROPERTY LINE ADJUSTMENTS

1107.01 PURPOSE AND APPLICABILITY

Section 1107 is adopted to provide standards, criteria, and procedures under which a property line adjustment may be approved.

1107.02 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a property line adjustment shall include a tentative plan for the proposed property line adjustment. -The plan shall be drawn to a scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet and shall include the following information:

- A. Lot line dimensions and size in square feet or acres of the two lots of record that are the subject of the application;
- B. Identification of the area(s) proposed to be adjusted from one lot of record to the other;
- C. North arrow;
- D. Adjacent roads (noting whether public or private), including road names and road rights-of-way or easement widths;
- E. Locations and dimensions of existing and proposed driveways;
- F. Location of wells or name of water district;
- G. Location of on-site wastewater treatment systems or name of sanitary sewer district;
- H. Easements, including widths and types, labeled as existing or proposed, specifically noting whom they serve; and
- I. Existing structures and the distance from each structure to existing and proposed lot lines.

1107.03 GENERAL APPROVAL CRITERIA

A property line adjustment requires review as a Type I application pursuant to Section 1307, *Procedures*, except that an application filed pursuant to Subsection 1107.04(~~C~~)(2)(b), ~~1107.04(C)(2)(c)~~, or ~~1107.04(D)(3)~~ requires review as a Type II application pursuant to Section 1307. -A property line adjustment shall be subject to the following standards and criteria:

- A. A property line adjustment is subject to the minimum and maximum lot size standards of the applicable zoning district, except as follows:
1. If a lot of record is smaller than the minimum lot size standard, its size may be reduced, provided that it is not in an AG/F, EFU, or TBR, ~~or AG/F~~ District. Notwithstanding this provision, a lot of record that is larger than 3,000 square feet shall not be reduced to less than 3,000 square feet, unless such a reduction complies with the minimum lot size standard of the applicable zoning district.
 2. If a lot of record is larger than the maximum lot size standard, its size may be reduced even if the reduction is not sufficient to comply with the maximum lot size standard.
 3. If a lot of record in an AG/F, EFU, or TBR, ~~or AG/F~~ District is smaller than the minimum lot size standard, its size may be reduced subject to Subsection 1107.04.
- B. Subsequent subdivision or partition (or development of dwelling units subject to Section 1012, *Lot Size and Density*) of a lot of record that was the subject of a property line adjustment shall be limited as follows:
1. A property line adjustment shall not be used to later permit development that exceeds the maximum density established by Section 1012. ~~In calculating density, all lots or parcels (or dwelling units subject to Section 1012) within both lots of record that were the subject of the property line adjustment shall be included.~~
 2. In the RA-1, RRFF-5 and FF-10 Districts, where averaging of lot sizes may be permitted pursuant to Table 316-2, *Dimensional Standards in the Rural Residential and Future Urban Residential Zoning Districts*, a property line adjustment shall not be used to later permit a subdivision or partition that reduces the minimum average lot size below the minimum average lot size standard. ~~In calculating the minimum average lot size, all lots or parcels within both lots of record that were the subject of the property line adjustment shall be included.~~
- C. A property line adjustment is subject to the minimum setback standards of the applicable zoning district, except that if a lawfully established nonconforming setback exists, the property line adjustment may be approved if it does not reduce that depth. ~~Prior to Planning Director approval of the final property line adjustment record of survey map required pursuant to Subsection 1107.06, setbacks from the proposed relocated property line for all existing structures on the subject property shall be verified by a site plan prepared and stamped by an Oregon registered professional land surveyor. If no structures exist, the surveyor may submit a stamped letter so stating.~~

- D. A property line adjustment is prohibited between lots of record separated by a Comprehensive Plan land use plan designation boundary, as identified on Comprehensive Plan Map IV-3, *Lake Oswego Land Use Plan Map*, IV-4, *West Linn Land Use Plan Map*, IV-5, *Oregon City Land Use Plan Map*, IV-6, *North Urban Area Land Use Plan Map*, or IV-7, *Non-Urban Area Land Use Plan*, and *Mt. Hood Corridor Land Use Plan*, if the boundary separates an Urban, Unincorporated Community, or Rural Plan designation from an Agriculture or Forest Plan designation, except an adjustment may be granted when it results in an increase in the size of the lot of record with the Agriculture or Forest Plan designation. -However, such an adjustment shall not be used to reconfigure a lot of record, the effect of which is to qualify the lot of record for a land division pursuant to Subsection 1012.02(D).
- E. A property line adjustment is prohibited between lots of record separated by the Portland Metropolitan Urban Growth Boundary or the unincorporated community boundary of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, or Zigzag Village.
- F. A property line adjustment shall not result in the adjustment of a dwelling from one lot of record to the other unless the lot of record receiving the dwelling otherwise complies with all applicable standards of this Ordinance for the siting of a dwelling.

1107.04 ~~EFU, TBR, AND~~ AG/F, EFU, AND TBR DISTRICT APPROVAL CRITERIA

In addition to the standards and criteria in Subsection 1107.03, a property line adjustment in the AG/F, EFU, or TBR, ~~or AG/F~~ District shall be subject to the following standards and criteria:

- A. As used in Subsection 1107.04, “ground water restricted area”, “high-value farmland”, “high-value forestland”, and “waiver” have the meanings given those terms in Oregon Revised Statutes (ORS) 195.300.
- B. A property line adjustment for a lot of record in the AG/F, EFU, or TBR District that is larger than 80 acres may be approved if the adjustment does not reduce the lot of record to less than 80 acres.
- C. A property line adjustment may not be used to:
1. Decrease the size of a lot of record that, before the relocation or elimination of the common property line, is smaller than 80 acres and contains an existing dwelling or is approved for the construction of a dwelling, if another lot of record affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
 2. Decrease the size of a lot of record that contains an existing dwelling or is

approved for construction of a dwelling to a size smaller than 80 acres, if another lot of record affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other lot of record for a dwelling;

3. Allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if the land use approval would be based on an acreage standard;
 4. Adjust a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the property line adjustment is larger than:
 - a. Two acres if the lot of record is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or
 - b. Five acres if the lot of record is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland, or within a ground water restricted area;
 - ~~5. Adjust a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the property line adjustment is larger than~~Separate a temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
 6. Separate an accessory dwelling in conjunction with farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0010(24)(B).
- ~~A. A property line adjustment shall not be used to reconfigure a lot of record or tract, the effect of which is to qualify a lot of record or tract for the siting of a dwelling.~~
- ~~B. A property line adjustment shall not separate a temporary dwelling for care, relative farm help dwelling, home occupation, or processing facility from the lot of record on which the primary dwelling or other primary use exists.~~
- ~~C. A property line adjustment for a lot of record without an approved homestead, nonfarm use, nonforest use, farm management plan, or forest management plan may be approved pursuant to the following provisions:~~
- ~~1. A property line adjustment for a lot of record larger than 80 acres may be approved if the adjustment does not reduce the lot of record to less than 80 acres.~~
 - ~~2. A property line adjustment for a lot of record smaller than 80 acres may be~~

~~approved pursuant to the following provisions:~~

~~a. The property line adjustment will:~~

~~i. Not reduce the size of the lot of record by more than five percent; and~~

~~ii. Only one reduction is approved pursuant to this provision; or~~

~~b. Both lots of record are in the EFU District and the resulting configuration (size) is determined to be at least as appropriate for the continuation of the existing commercial agricultural enterprise on each lot of record, as compared to the original configuration; or~~

~~e.a. Both lots of record are in the EFU District and the adjustment complies with the provisions for siting a dwelling not in conjunction with a farm use as required by Oregon Administrative Rules (OAR) 660-033-100(7) and Section 401, *Exclusive Farm Use District*.~~

~~D. A property line adjustment for a lot of record with an approved homestead, nonfarm use, or nonforest use may be approved pursuant to the following provisions:~~

~~1. Both lots of record have an approved homestead, nonfarm use, or nonforest use; or~~

~~2. The adjustment does not result in an increase in the size of the homestead, nonfarm use, or nonforest use lot of record; or~~

~~3. Both lots of record are in the EFU District and the adjustment complies with the provisions for siting a dwelling not in conjunction with a farm use as required by OAR 660-033-100(7) and Section 401.~~

1107.05 APPROVAL PERIOD

Approval of a property line adjustment is valid for two years from the date of the final decision. -If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. -During this two-year period, the requirements of Subsection 1107.06 and Chapter 11.01.040 of the Clackamas County Code shall be satisfied, or the approval will become void.

1107.06 RECORD OF SURVEY MAP REVIEW

If a property line adjustment application is approved, finalizing the adjustment requires the filing of a record of survey map₂, unless the County Surveyor waives this requirement or unless the adjustment constitutes a replat under ORS chapter 92. -The applicant shall comply with the following:

A. The form and content of the record of survey map shall comply with the County's

final decision approving the tentative plan and applicable provisions of Chapter 11.01 of the Clackamas County Code and ~~Oregon Revised Statutes~~ORS Chapters chapters 92 and 209.

- B. Final Planning Director Approval of the Record of Survey Map: The final record of survey map shall be submitted to the County for review. ~~If it is consistent with the approved tentative plan and the conditions of approval included in the County's final decision on the application have been satisfied, the Planning Director shall sign the record of survey map.~~

1107.06 FINAL PLAT REVIEW FOR REPLATS

If an application is approved for a property line adjustment that constitutes a replat under ORS chapter 92, finalizing the adjustment requires the filing of a final plat, except that a final plat is not required for a replat in which all parcels are larger than 80 acres. The applicant shall comply with the following:

- A. The form and content of the final plat shall comply with the County's final decision approving the adjustment and applicable provisions of Chapters 11.01 and 11.02 of the Clackamas County Code and ORS chapters 92, 94, 100, and 209.
- B. The final plat shall be submitted to the County for review. If a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws shall be submitted to the County with the final plat. If the final plat and, if a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws are consistent with the approved adjustment and the conditions of approval included in the County's final decision on the application have either been satisfied or guaranteed pursuant to Section 1311, *Completion of Improvements, Sureties, and Maintenance*, the Planning Director shall sign the plat.

[Amended by Ord. ZDO-230, 9/26/11; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-262, 5/23/17; Amended by Ord. ZDO-266, 5/23/18]

Summary of Proposed Amendments to Section 1203, *Conditional Uses*

1. Repeal the allowance for conditional use approvals for hospitals and certain public facilities to be implemented within 10 years, and instead require the allowances to be implemented within the same four years as places of worship approved as a conditional use.

1203 CONDITIONAL USES

1203.01 PURPOSE AND APPLICABILITY

Section 1203 is adopted to provide standards, criteria, and procedures under which a conditional use may be approved.

1203.02 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a conditional use shall include:

- A. Preliminary statements of feasibility required pursuant to Section 1006, *Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*;
- B. A vicinity map showing the relationship of the proposed use to the surrounding area;
- C. A site plan of the subject property showing existing and proposed improvements; and
- D. Building profiles of proposed new and remodeled structures.

1203.03 GENERAL APPROVAL CRITERIA

A conditional use requires review as a Type III application pursuant to Section 1307, *Procedures*, and shall be subject to the following standards and criteria:

- A. The use is listed as a conditional use in the zoning district in which the subject property is located.
- B. The characteristics of the subject property are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features.
- C. The proposed use complies with Subsection 1007.07, and safety of the transportation system is adequate to serve the proposed use.
- D. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses allowed in the zoning district(s) in which surrounding properties are located.
- E. The proposed use is consistent with the applicable goals and policies of the Comprehensive Plan.

- F. The proposed use complies with any applicable requirements of the zoning district and any overlay zoning district(s) in which the subject property is located, Section 800, *Special Use Requirements*, and Section 1000, *Development Standards*.

1203.04 VCS DISTRICT APPROVAL CRITERIA

In addition to the standards and criteria in Subsection 1203.03, a conditional use—except a wireless telecommunication facility—in the VCS District shall be subject to the following standards and criteria:

- A. The proposed use shall provide community facilities, such as meeting rooms, recreation rooms, gymnasiums, or performance facilities.
- B. The community facilities required by Subsection 1203.04(A) shall be made available on an ongoing basis to the whole community for little or no cost.
- C. The community facilities required by Subsection 1203.04(A) shall be a minimum of 3,000 square feet or one-third of the usable floor area built, whichever is greater.

1203.05 APPROVAL PERIOD AND TIME EXTENSION¹

- A. Except as set forth in Subsections 1203.05(B)~~and (C)~~, approval of a conditional use is valid for four years from the date of the final decision. ~~If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented, or the approval will become void.~~

1. Implemented means all major development permits shall be obtained and maintained for the approved conditional use, or if no major development permits are required to complete the development contemplated by the approved conditional use, implemented means all other necessary County development permits (e.g., grading permit, building permit for an accessory structure) shall be obtained and maintained. ~~A major development permit is:~~
- a. A building permit for a new primary structure that was part of the conditional use approval; or
- b. A permit issued by the County for parking lot or road improvements required by the conditional use approval.

~~B.~~ Approval of a conditional use for the following uses is valid for 10 years from the date of the final decision. With the exception of the length of the approval period, Subsection 1203.05(A) applies to these uses. Conditional use approval of these uses shall not have the effect of reserving vehicle trips for purposes of evaluating transportation concurrency for other developments. Instead, the vehicle trips these facilities are expected to generate shall be reserved when the approval is implemented pursuant to Subsection 1203.05(A).

- ~~1. Public roads;~~
- ~~2. Public schools, including colleges and universities;~~
- ~~3. Public parks;~~
- ~~4. Public safety facilities, including fire and police facilities;~~
- ~~5. Public libraries;~~
- ~~6. Public sanitary sewer facilities;~~
- ~~7. Public surface water management facilities;~~
- ~~8. Public water supply facilities; and~~
- ~~9. Hospitals.~~

~~EB.~~ If the approval of a conditional use is not implemented within the initial approval period established by Subsection 1203.05(A), a two-year time extension may be approved pursuant to Section 1310, *Time Extension*.

~~DC.~~ If the approval of a conditional use is not implemented within the initial approval period established by Subsection 1203.05(B), a five-year time extension may be approved pursuant to Section 1310.

1203.06 DISCONTINUATION

If a conditional use is implemented pursuant to Subsection 1203.05 and later discontinued for a period of more than five consecutive years, the conditional use shall become void.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-230, 9/26/11; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-267, 8/28/17; Amended by Ord. ZDO-266, 5/23/18; Amended by automatic repeal of Ord. ZDO-267, 8/28/19]

Summary of Proposed Amendments to Section 1307, Procedures

1. Change reference to “citizens” to “community members”.
2. In Table 1307-1: *Land Use Permits by Procedure Type*: repeal an outdated reference to fish enhancement projects in regulatory floodways requiring a “Type I” review; provide a “Type II” review process for development in areas with mass movement hazards pursuant to Subsection 1003.02 and for sewer systems and their components in Rural designated areas; provide a “Type I” review process for reconstruction, repair, rehabilitation, addition, or other improvement to pre-Flood Insurance Rate Map (FIRM) structures; and clarify the wireless telecommunication facilities that must be reviewed through a “Type III” process.
3. Provide consistency in spacing.

1307 PROCEDURES

1307.01 PURPOSE

Section 1307 is adopted to:

- A. Implement the goals and policies of the Comprehensive Plan for ~~citizen~~ community involvement and the planning process;
- B. Establish uniform procedures for the review of land use applications and legislative land use proposals;
- C. Facilitate timely review of land use applications by the County;
- D. Clarify the land use application review process for applicants; and
- E. Enable the public to effectively participate in the County's land use permit decision-making process.

1307.02 APPLICABILITY

Section 1307 applies to all land use permit applications and all legislative land use proposals under this Ordinance.

- A. No person shall engage in or cause development to occur without first obtaining the necessary land use permit approvals required by, and according to the procedures in, Section 1307.
- B. Where the provisions of Section 1307 conflict with other provisions of this Ordinance, the more specific provisions shall control.

1307.03 REVIEW AUTHORITIES

- A. Review Authorities, Generally: Review authorities are those who are designated to make recommendations or decisions regarding land use permit applications and legislative land use proposals. Table 1307-1, *Land Use Permits by Procedure Type*, lists the land use permits and legislative land use proposals that are provided for by this Ordinance and establishes:
 1. The review authority charged with making the initial decision;
 2. The review authority charged with making the decision on the initial County-level appeal, if any;
 3. The review authority charged with making the decision on the second County-level appeal, if any; and

4. Those circumstances where an additional review authority is charged with making a recommendation on the application or proposal to the decision maker.
- B. Planning Director: Pursuant to Oregon Revised Statutes (ORS) 215.042, the Planning Director is the County official designated to administer land use planning in the County. -In this role, the Planning Director administers the Comprehensive Plan and this Ordinance, issues decisions on certain land use permit applications, and provides administrative support to other review authorities. As used in this Ordinance, the term Planning Director includes any County staff member authorized by the Planning Director to fulfill the responsibilities assigned to the Planning Director by this Ordinance.
- C. Hearings Officer: Pursuant to ORS 215.406, the Hearings Officer is appointed by the Board of County Commissioners to conduct public hearings and issue decisions on certain land use permit applications.
- D. Historic Review Board: The Historic Review Board is designated as an advisory body on matters pertaining to the Historic Landmark, Historic District, and Historic Corridor overlay zoning district and has the powers and duties described in Sections 707 and 1307.
1. The Historic Review Board shall be composed of seven members, appointed by and serving at the pleasure of the Board of County Commissioners.
 2. Historic Review Board members shall have demonstrated an interest in historic preservation and have experience or special expertise or knowledge in the field of historic preservation. Three positions on the Historic Review Board shall be filled as follows:
 - a. One architect, with knowledge in historic restoration;
 - b. One contractor, with expertise in construction techniques applied to historic structures; and
 - c. One representative from a historic group in the County.
 3. Unless otherwise provided for, members of the Historic Review Board shall serve four-year terms, beginning on May 1st of the year in which they are appointed. Terms may be renewed by the Board of County Commissioners.
 4. If a member of the Historic Review Board does not complete his or her term, the Board of County Commissioners shall appoint a replacement to serve the remainder of that term.

5. A member whose term has ended may continue to serve on the Historic Review Board until the Board of County Commissioners renews that term or appoints a new member. The new term shall be considered to have begun on the date it would have under Subsection 1307.03(D)(3).
 6. The Historic Review Board shall adopt bylaws governing its proceedings and appoint a chair and vice chair to manage those proceedings according to those bylaws, and County, state, and federal law.
 7. In the event of a conflict between the bylaws and any provision of this Ordinance, this Ordinance shall govern. In the event of a conflict between the bylaws and a non-mandatory provision of state law, the bylaws shall govern.
- E. Design Review Committee: The Design Review Committee is designated as an advisory body on matters pertaining to the design review process and has the powers and duties described in Sections 1102 and 1307.
1. The Design Review Committee shall be composed of seven members, appointed by and serving at the pleasure of the Board of County Commissioners.
 2. Five positions on the Design Review Committee shall be filled as follows:
 - a. One landscape architect;
 - b. One architect;
 - c. One registered engineer;
 - d. One graphic design representative; and
 - e. One representative from the field of finance or the construction and development industry.
 3. Unless otherwise provided for, members of the Design Review Committee shall serve four-year terms, beginning on May 1st of the year in which they are appointed. Terms may be renewed by the Board of County Commissioners.
 4. If a member of the Design Review Committee does not complete his or her term, the Board of County Commissioners shall appoint a replacement to serve the remainder of that term.
 5. A member whose term has ended may continue to serve on the Design Review Committee until the Board of County Commissioners renews that term or appoints a new member. The new term shall be considered to have begun on the date it would have under Subsection 1307.03(E)(3).

6. The Design Review Committee shall adopt bylaws governing its proceedings and appoint a chair and vice chair to manage those proceedings according to those bylaws, and County, state, and federal law.
 7. In the event of a conflict between the bylaws and any provision of this Ordinance, this Ordinance shall govern. In the event of a conflict between the bylaws and a non-mandatory provision of state law, the bylaws shall govern.
- F. Planning Commission: The Planning Commission is designated as the land use planning advisory body to the Board of County Commissioners and acts as the decision maker on an initial appeal of the Planning Director's interpretation of the Comprehensive Plan. The Planning Commission shall have the powers and duties described in Section 1307 and such other powers and duties as may be imposed on it by County, state, or federal law.
1. The Planning Commission shall be composed of nine members, designated in positions labeled 1 through 9, appointed by and serving at the pleasure of the Board of County Commissioners.
 2. Members of the Planning Commission shall be residents of the various geographic areas of the County. No more than two voting members shall be engaged principally in the buying, selling, or developing of real estate for profit, as individuals, or be members of any partnership or officers or employees of any corporation that is engaged principally in the buying, selling, or developing of real estate for profit. No more than two voting members shall be engaged in the same kind of occupation, business, trade, or profession.
 3. Unless otherwise provided for, members of the Planning Commission shall serve four-year terms, beginning on May 1st of the year in which they are appointed. Terms may be renewed by the Board of County Commissioners.
 4. If a member of the Planning Commission does not complete his or her term, the Board of County Commissioners shall appoint a replacement to serve the remainder of that term.
 5. A member whose term has ended may continue to serve on the Planning Commission until the Board of County Commissioners renews that term or appoints a new member. The new term shall be considered to have begun on the date it would have under Subsection 1307.03(F)(3).
 6. The Planning Commission shall adopt bylaws governing its proceedings and appoint a chair and vice chair to manage those proceedings according to those bylaws, and County, state, and federal law.

7. In the event of a conflict between the bylaws and any provision of this Ordinance, this Ordinance shall govern. In the event of a conflict between the bylaws and a non-mandatory provision of state law, the bylaws shall govern.

G. Board of County Commissioners: The Board of County Commissioners is the governing body of the County and is the final County decision maker on legislative land use proposals and certain land use permit applications.

1307.04 REVIEW PROCEDURE TYPES

- A. Land use permits and legislative land use proposals provided for under this Ordinance are classified as one of four types, each of which is subject to a corresponding review procedure. -The four types are described as follows:
 1. Type I permits are ministerial in nature and involve land use actions governed by non-discretionary standards and clear and objective approval criteria. Approval of a Type I permit may require imposition of conditions of approval to ensure compliance with this Ordinance. The Type I procedure is an administrative review process, where the review authority reviews the application for conformance with the applicable standards and approval criteria and issues a decision.
 2. Type II permits are administrative in nature and involve land use actions governed by standards and approval criteria that generally require the exercise of limited discretion. Impacts associated with the land use action may require imposition of conditions of approval to minimize those impacts and to ensure compliance with this Ordinance. The Type II procedure is an administrative review process, where the review authority reviews the application for conformance with the applicable standards and approval criteria and issues a decision.
 3. Type III permits are quasi-judicial in nature, and involve land use actions governed by standards and approval criteria that require the use of discretion and judgment. The issues associated with the land use action may be complex and the impacts significant, and conditions of approval may be imposed to mitigate the impacts and ensure compliance with this Ordinance and the Comprehensive Plan. The Type III procedure is a quasi-judicial review process where the review authority receives testimony, reviews the application for conformance with the applicable standards and approval criteria, and issues a decision.
 4. Type IV proposals are legislative in nature, and involve the creation, broad-scale implementation, or revision of public policy. These include amendments to the text of the Comprehensive Plan or this Ordinance. -Large-scale changes in the Comprehensive Plan Land Use Plan maps and zoning maps also may be characterized as legislative where a larger number of property owners are directly affected.

- B. Table 1307-1, *Land Use Permits by Procedure Type*, lists the land use permits and legislative land use proposals that are provided for by this Ordinance and assigns a procedure type to each. In the event that the procedure type for a land use permit application is not identified in Table 1307-1, specified elsewhere in this Ordinance, or otherwise required by law, the Planning Director shall determine the applicable procedure based on the guidelines in Subsection 1307.04(A). Questions as to the appropriate procedure shall be resolved in favor of the procedure type providing the greatest notice and opportunity to participate by the public.
1. As used in Table 1307-1:
 - a. “PD” means Planning Director.
 - b. “HO” means Hearings Officer.
 - c. “PC” means Planning Commission.
 - d. “BCC” means Board of County Commissioners.
 - e. Numbers in superscript correspond to the notes that follow Table 1307-1.

Table 1307-1: Land Use Permits by Procedure Type

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Accessory Historic Dwelling	I	No	PD	No County-Level Appeal
AG/F District, Land Division, 80-acre Minimum Lot Size [pursuant to Subsection 406.09(A)]	I	No	PD	No County-Level Appeal
AG/F District, Land Division [pursuant to Subsections 406.09(B) through (G)]	II	No	PD	HO
AG/F District, Lot of Record Dwelling on High Value Farmland [pursuant to Subsection 401.05(C)(3)]	III	No	HO	No County-Level Appeal
AG/F District, Permits not Otherwise Listed in Table 1307-1 but Identified as Type II in Table 407-1, <i>Permitted Uses in the AG/F District</i>	II	No	PD	HO
Comprehensive Plan Map Amendment ¹	III or IV	Type III Only	BCC	No County-Level Appeal
Comprehensive Plan Text Amendment	IV	No	BCC	No County-Level Appeal
Conditional Use	III	Yes	HO	No County-Level Appeal

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Condominium Plat ²	I	No	PD	No County-Level Appeal
Conversion of a Manufactured Dwelling Park or a Mobile Home Park to a Subdivision	I	No	PD	No County-Level Appeal
Design Review ³	II	Yes	PD	HO
EFU District, Land Division, 80-acre Minimum Lot Size [pursuant to Subsection 401.08(C)]	I	No	PD	No County-Level Appeal
EFU District, Land Division [pursuant to Subsections 401.08(D) through (H)]	II	No	PD	HO
EFU District, Lot of Record Dwelling on High Value Farmland [pursuant to Subsection 401.05(C)(4)]	III	No	HO	No County-Level Appeal
EFU District, Permits not Otherwise Listed in Table 1307-1 but Identified as Type II in Table 401-1, <i>Permitted Uses in the EFU District</i>	II	No	PD	HO
Farmers' Market	II	No	PD	HO
Floodplain Development	II	No	PD	HO
Floodway, Fish Enhancement Project [pursuant to Subsection 703.07(F)]	I	No	PD	No County-Level Appeal
Gathering subject to review under Oregon Revised Statutes 433.763	III	Yes	PC	BCC

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Habitat Conservation Area District	See Subsection 706.06	No	See Subsection 706.06	See Subsection 706.06
Historic Landmark, Historic District, and Historic Corridor, Maintenance	I	No	PD	No County-Level Appeal
Historic Landmark, Historic District, and Historic Corridor, Major Alteration ⁴	II	Yes	PD	HO
Historic Landmark, Historic District, and Historic Corridor, Minor Alteration	II	Yes	PD	HO
Historic Landmark, Historic District, and Historic Corridor, Moving or Demolition ⁴	II	Yes	PD	HO
Historic Landmark, Historic District, and Historic Corridor, New Construction ⁴	II	Yes	PD	HO
Home Occupation, Major, New, with an Exception	III	Yes	HO	No County-Level Appeal
Home Occupation, Major, New, without an Exception	II	No	PD	HO
Home Occupation, Major, Renewal, with a New Exception	III	Yes	HO	No County-Level Appeal
Home Occupation, Major, Renewal, without a New Exception	II	No	PD	HO

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Interpretation, Comprehensive Plan ⁵	II	No	PD	PC
Interpretation, Zoning and Development Ordinance ⁶	II	No	PD	HO
Marijuana Processing in the AG/F and EFU Districts	II	No	PD	HO
Marijuana Production, if regulated by Section 841, <i>Marijuana Production, Processing, and Retailing</i>	I	No	PD	No County-Level Appeal
Marijuana Retailing	I	No	PD	No County-Level Appeal
<u>Mass Movement Hazard Area Development, Not Reviewed in Another Type II Application [pursuant to Subsection 1003.02]</u>	<u>II</u>	<u>No</u>	<u>PD</u>	<u>HO</u>
Mineral and Aggregate Overlay District, Extraction Area Permit	I	No	PD	No County-Level Appeal
Mineral and Aggregate Overlay District, Impact Area Permit	I	No	PD	No County-Level Appeal
Mobile Vending Unit, Level Two	I	No	PD	No County-Level Appeal
Mobile Vending Unit, Level Three	II	Yes	PD	HO

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Modification	II	No	PD	HO
Nonconforming Use Alteration, not Required by Law	II	No	PD	HO
Nonconforming Use Verification	II	No	PD	HO
Open Space, Conflict Resolution for Wetlands and Significant Natural Areas	II	No	PD	HO
Open Space Review	II	No	PD	HO
Partition	II	Yes	PD	HO
<u>Pre-FIRM Structure Reconstruction, Repair, Rehabilitation, Addition, or Other Improvement [pursuant to Subsection 703.06(A)]</u>	<u>I</u>	<u>No</u>	<u>PD</u>	<u>No County-Level Appeal</u>
Principal River Conservation Area	II	No	PD	HO
Private Use Airport and Safety Overlay Zone, Expansion of Existing Use [pursuant to Subsection 712.05(B)]	II	No	PD	HO
Private Use Airport and Safety Overlay Zone, New Use [pursuant to Subsection 712.06]	III	No	HO	No County-Level Appeal
Public Use Airport and Safety Overlay Zones, Use Permitted Subject to Review [pursuant to Subsection 713.05]	III	No	HO	No County-Level Appeal
Property Line Adjustment [except pursuant to Subsection 1107.04(C)(2)(b), 1107.04(C)(2)(e), or 1107.04(D)(3)]	I	No	PD	No County-Level Appeal

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Property Line Adjustment [pursuant to Subsection 1107.04(C)(2)(b); 1107.04(C)(2)(c), or 1107.04(D)(3)]	II	No	PD	HO
Replat (number of lots or parcels proposed to increase)	II	Yes	PD	HO
Replat (number of lots or parcels proposed to decrease or remain the same)	I	No	PD	No County-Level Appeal
Sensitive Bird Habitat District, Alteration or Development	II	No	PD	HO
<u>Sewer System Components that Serve Lands Inside an Urban Growth Boundary [pursuant to Tables 316-1, 317-1, 513-1, or 604-1]</u>	<u>II</u>	<u>No</u>	<u>PD</u>	<u>HO</u>
<u>Sewer Systems and Extensions of Sewer Systems to Serve Land Outside an Urban Growth Boundary and Unincorporated Community [pursuant to Tables 316-1, 317-1, 513-1, or 604-1]</u>	<u>II</u>	<u>No</u>	<u>PD</u>	<u>HO</u>
Sign Permit	I	No	PD	No County-Level Appeal
Slopes, Development [pursuant to Subsection 1002.01(A)]	I	No	PD	No County-Level Appeal
Slopes, Development [pursuant to Subsection 1002.01(B)]	II	No	PD	HO

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Stream Conservation Area	II	No	PD	HO
Subdivision, Major	III	Yes	HO	No County-Level Appeal
Subdivision, Minor	II	Yes	PD	HO
TBR District, Land Division, 80-acre Minimum Lot Size [pursuant to Subsection 406.09(A)]	I	No	PD	No County-Level Appeal
TBR District, Land Division [pursuant to Subsections 406.09(B) through (G)]	II	No	PD	HO
TBR District, Permits not Otherwise Listed in Table 1307-1 but Identified as Type II in Table 406-1, <i>Permitted Uses in the TBR District</i>	II	No	PD	HO
Temporary Dwelling for Care	II	No	PD	HO
Temporary Dwelling while Building	I	No	PD	No County-Level Appeal
Temporary Structure for Emergency Shelter	I	No	PD	No County-Level Appeal
Temporary Use Otherwise Prohibited	II	No	PD	HO
Time Extension approved pursuant to Subsection 1310.01(A)	II	No	PD	HO

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Time Extension approved pursuant to Subsection 1310.01(B)	I	No	PD	No County-Level Appeal
Variance	II	No	PD	HO
Vested Right Determination	II	No	PD	HO
Water Quality Resource Area District	See Subsection 709.06	No	See Subsection 709.06	See Subsection 709.06
Willamette River Greenway	II	No	PD	HO
Willamette River Greenway, Timber Harvest [pursuant to Subsection 705.03(I)]	II	No	PD	HO
Wireless Telecommunication Facility, Identified as Type I in Table 835-1, <i>Permitted Wireless Telecommunication Facilities</i> , without an Adjustment	I	No	PD	No County-Level Appeal
Wireless Telecommunication Facility, Identified as Type II in Table 835-1, without an Adjustment	II	No	PD	HO
Wireless Telecommunication Facility, Identified as a-Primary Use Type II in Table 835-1, but with an Adjustment	III	No	HO	No County-Level Appeal
Zone Change ⁷	III or IV	Type III Only	HO, Type III BCC, Type IV	No County-Level Appeal

Land Use Permit	Procedure Type	Pre-Application Conference Required	Initial Decision Review Authority	Appeal Review Authority
Zoning and Development Ordinance Text Amendment	IV	No	BCC	No County-Level Appeal

Notes to Table 1307-1:

- 1 The Type III procedure shall be modified to include Planning Commission public hearing and recommendation to the Board of County Commissioners prior to the initial Board of County Commissioners public hearing. In the case of a Comprehensive Plan amendment related to the designation of a Historic Landmark, Historic District, or Historic Corridor, both the Type III and Type IV procedures shall be modified to replace the Planning Commission public hearing and recommendation to the Board of County Commissioners with Historic Review Board review and recommendation to the Board of County Commissioners.
- 2 If condominium platting is proposed as part of a design review application, a separate condominium plat application is not required.
- 3 The Type II procedure may be modified, pursuant to Subsection 1102.04(A) or (B), to include Design Review Committee review and recommendation to the Planning Director prior to issuance of the Planning Director’s decision.
- 4 The Type II procedure shall be modified to include Historic Review Board review and recommendation to the Planning Director prior to issuance of the Planning Director’s decision.
- 5 The Type II procedure shall be modified to allow the Planning Commission’s decision on initial appeal to be further appealed to the Board of County Commissioners, pursuant to Subsection 1307.13(E)(1).
- 6 The Type II procedure shall be modified to allow the Hearings Officer’s decision on initial appeal to be further appealed to the Board of County Commissioners, pursuant to Subsection 1307.13(E)(2).
- 7 In the case of a zone change related to the Historic Landmark, Historic District, and Historic Corridor overlay zoning district, the Type III procedure shall be modified to designate the Board of County Commissioners as the initial decision review authority and to include Historic Review Board review and recommendation to the Board of County Commissioners prior to the initial Board

of County Commissioners public hearing, and the Type IV procedure shall be modified to replace the Planning Commission public hearing and recommendation to the Board of County Commissioners with Historic Review Board review and recommendation to the Board of County Commissioners.

- C. Notwithstanding any other provision in Section 1307, except for an application for an interpretation of the Comprehensive Plan, an applicant may choose to process a Type II land use permit application using the Type III procedure, and the Hearings Officer shall be the review authority for the initial decision. The decision of the Hearings Officer shall be the final decision of the County, except for an application for an interpretation of this Ordinance, in which case appeal to the Board of County Commissioners is allowed pursuant to Subsection 1307.13(E)(2).

1307.05 PRE-APPLICATION CONFERENCE

- A. Purpose: Pre-application conferences are intended to familiarize applicants with the requirements of this Ordinance; to provide applicants with an opportunity to meet with County staff to discuss proposed projects in detail; and to identify standards, approval criteria, and procedures prior to filing a land use permit application. The pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use review process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.
- B. Applicability: Table 1307-1, *Land Use Permits by Procedure Type*, identifies the land use permit applications for which pre-application conferences are mandatory. Pre-application conferences are voluntary for all other land use permit applications.
- C. Submittal Requirements: Pre-application conference requests shall include:
1. A completed application form, such form to be prescribed by the Planning Director, and containing, at a minimum, the following information:
 - a. The names, mailing addresses, and telephone numbers of the applicant(s);
 - b. The address of the subject property, if any, and its assessor's map and tax lot number;
 - c. The size of the subject property;
 - d. The Comprehensive Plan designation and zoning district of the subject property;
 - e. The type of application for which the pre-application conference is

requested;

- f. A brief description of the proposal for which the pre-application conference is requested; and
 - g. Signature(s) of the applicant(s), authorizing the filing of the pre-application request.
2. Additional information necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow County staff to review and comment; and
 3. Payment of the applicable fee, pursuant to Subsection 1307.15.
- D. Scheduling: Upon receipt of a complete application, the Planning Director will schedule the pre-application conference. The Planning Director will coordinate the involvement of other County departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
- E. Summary: Subsequent to the pre-application conference, the Planning Director will provide the applicant with a written summary of the conference. The purpose of the written summary is to provide a preliminary assessment of the proposal, but shall not be deemed to be a recommendation by the County or any other outside agency or service provider on the merits of the proposal.
- F. Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences: A follow-up pre-application conference is required for those mandatory pre-application conferences that have already been held when:
1. A complete application relating to the proposed development has not been submitted within ~~one year~~two years of the pre-application conference; or
 2. The proposed use, layout, or design of the proposed development has changed significantly.

1307.06 REVIEW OF MULTIPLE APPLICATIONS

When multiple land use permits for the same property are required or proposed by an applicant, all of the applications may be filed concurrently. Each application shall be processed separately using the procedure identified in Table 1307-1, *Land Use Permits by Procedure Type*, for that application, except that applications filed concurrently shall be processed through a consolidated procedure if:

- A. One of the applications is a Type III application for a Comprehensive Plan map amendment, in which case the Type III Comprehensive Plan map amendment procedure shall be used;

- B. Multiple land use permit applications are subject to the same procedure type with the same initial decision and appeal review authorities. Applications for an interpretation of this Ordinance are excluded from this consolidation provision; or
- C. The applicant elects to process multiple applications through a consolidated procedure, if such consolidation is consistent with Subsection 1307.04(C).

1307.07 APPLICATION SUBMITTAL AND COMPLETENESS REVIEW

- A. Initiation of Applications: Type I, II, and III land use permit applications may be initiated by:
 - 1. The owner of the subject property;
 - 2. The contract purchaser of the subject property, if the application is accompanied by proof of the purchaser's status as such;
 - 3. The agent of the owner or contract purchaser of the subject property, if the application is duly authorized in writing by the owner or the contract purchaser, and accompanied by proof of the agent's authority; or
 - 4. If the application is for Comprehensive Plan designation or zoning of a Historic District or Historic Corridor, the owners or contract purchasers of at least 60 percent of the property within the area to be so designated or zoned.
- B. Initiation of Legislative Proposals: Type IV legislative land use proposals may be initiated by the Board of County Commissioners, the Planning Commission, or the Planning Director. -However, initiation of a legislative proposal does not obligate the County to further processing of the proposal pursuant to Subsection 1307.11, or prevent the County from discontinuing the processing of the proposal at any point prior to decision.
- C. Application Submittal: Type I, II, and III land use permit applications are subject to the following submittal requirements:
 - 1. The following shall be submitted for an application to be complete:
 - a. A completed application form, such form to be prescribed by the Planning Director, and containing, at a minimum, the following information:
 - i. The names, mailing addresses, and telephone numbers of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - ii. The address of the subject property, if any, and its assessor's map and tax lot number;

- iii. The size of the subject property;
 - iv. The Comprehensive Plan designation and zoning district of the subject property;
 - v. The type of application being submitted;
 - vi. A brief description of the proposal; and
 - vii. Signature(s) of the applicant(s) and all owners or all contract purchasers of the subject property, or the duly authorized representative(s) thereof, authorizing the filing of the application.
- b. A completed supplemental application form, such form to be prescribed by the Planning Director, or a written statement addressing each applicable approval criterion and standard and each item on the supplemental application form;
 - c. Any additional information required under this Ordinance for the specific land use permit sought; and
 - d. Payment of the applicable fee, pursuant to Subsection 1307.15.
2. The Planning Director, at his or her sole discretion, may waive a submittal requirement of Subsection 1307.07(C)(1)(b) or (c), if the Planning Director determines that the requirement is not material to the review of the application.
 3. Each application, when received by the Planning Director, shall be date-stamped with the date the application was received.
- D. Completeness of a Type I Application: If a Type I application is not complete when submitted, and the applicant does not make it complete within 60 days of submittal, the application is void.
- E. Completeness Review for Type II and III Applications: After it is submitted, a Type II or III land use permit application shall be reviewed for completeness, as follows:
1. Except as otherwise provided under Oregon Revised Statutes 215.427, the Planning Director shall review an application for completeness within 30 days of its receipt.

2. Determination of completeness shall be based upon the submittal requirements of Subsection 1307.07(C)(1) and shall not be based on opinions as to quality or accuracy. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the County will make a favorable decision on the application.
3. If an application is determined to be complete, review of the application shall commence.
4. If an application is determined to be incomplete, written notice shall be provided to the applicant within 30 days of receipt of the application, identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. The application shall be deemed complete upon receipt by the Planning Director of:
 - a. All of the missing information;
 - b. Some of the missing information and written notice from the applicant that no other information will be provided; or
 - c. Written notice from the applicant that none of the missing information will be provided.
5. If the application was complete when first submitted, or the applicant submits additional information, as described in Subsection 1307.07(E)(4), within 180 days of the date the application was first submitted, approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted.
6. On the 181st day after first being submitted, the application is void, if the applicant has been notified of the missing information as required under Subsection 1307.07(E)(4) and has not submitted the missing information or otherwise responded, as provided in Subsection 1307.07(E)(4).

1307.08 TYPE I MINISTERIAL PROCEDURES

Type I land use permit applications are subject to the following procedure:

- A. Notice of Application: Notice of application is not provided.
- B. Decision: The review authority shall approve, approve with conditions, or deny the application based on the applicable standards and criteria. The review authority shall issue a written decision.
- C. Notice of Decision: A copy of the decision shall be mailed to the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof.

D. Appeal: The review authority’s decision is the final decision of the County.

1307.09 TYPE II ADMINISTRATIVE PROCEDURES

Type II land use permit applications are subject to the following procedures:

A. Notice of Application: Notice of application shall be provided as follows:

1. A minimum of 20 days prior to the issuance of a decision, written notice of application shall be mailed to:
 - a. The applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - b. All property owners of record, pursuant to Subsection 1307.16(C), within the noticing distance listed in Table 1307-2, *Noticing Distances for Type II Land Use Permit Applications*, as measured from the subject property and contiguous properties under the same ownership:

Table 1307-2: Noticing Distances for Type II Land Use Permit Applications

Zoning District of Subject Property	Noticing Distance
BP, C-2, C-3, CC, GCOSM, GI, HDR, HR, LI, MR-1, MR-2, MRR, NC, OA, OC, OSM, PMD, PMU, RCC, RCHDR, RCO, RTC, RTL, SCMU, SHD, Urban Low Density Residential, VA, VCS, VO, VR-4/5, VR-5/7, or VTH	300 feet
FF-10, FU-10, RA-1, RA-2, RC, RI, RR, or RRFF-5	500 feet ¹
AG/F, EFU, or TBR	750 feet ¹

Note to Table 1307-2:

¹ If the application is for a nonconforming use verification, nonconforming use alteration, or vested right determination, the noticing distance shall be 2,640 feet (½ mile).

- c. If the application is for a replat of a recorded plat, all owners of lots or parcels in the original plat.
 - d. Any active community planning organization, hamlet, or village that is recognized by the County, if the subject property lies wholly or partially inside the boundaries of such organization, hamlet, or village;
 - e. Cities, as prescribed in applicable urban growth management agreements;
 - f. Those special districts and government agencies deemed by the Planning Director to have an interest in the application;
 - g. The Oregon Department of Agriculture, if the subject property is in the EFU or AG/F District and the application is for the propagation, cultivation, maintenance, and harvesting of aquatic species that are not under the jurisdiction of the Oregon Fish and Wildlife Commission;
 - h. Metro and any watershed council recognized by the Oregon Watershed Enhancement Board and whose boundaries include the subject property, if the application is for Habitat Conservation Area map verification; and
 - i. The airport owner and the Oregon Department of Aviation, if required by Oregon Revised Statutes (ORS) 197.183, 215.223, or 215.416.
2. At a minimum, notice of application shall include:
- a. An explanation of the nature of the application and the proposed use or uses that could be authorized;
 - b. A list of the applicable criteria from this Ordinance and the Comprehensive Plan that apply to the application;
 - c. The street address or other easily understood geographical reference to the subject property;
 - d. The name and telephone number of the County staff member to contact where additional information may be obtained;
 - e. A statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at a cost established by the Board of County Commissioners;
 - f. A general explanation of when, where, how, and to whom written comments on the application may be submitted; and

- g. A statement that subsequent to the closing of the public comment period, a decision will be issued and mailed to everyone entitled to the initial notice of the application.
 3. A minimum of 20 days prior to the issuance of a decision, a copy of the submitted application shall be mailed to those identified in Subsections 1307.09(A)(1)(d) through (i).
- B. Decision: The review authority shall consider the record of the application and approve, approve with conditions, or deny the application based on the applicable standards and criteria. The review authority shall issue a written decision that explains the standards and criteria considered relevant to the decision, states the facts relied upon in rendering the decision, and explains the justification for the decision based on the standards, criteria, and facts set forth. The decision also shall include:
1. An explanation of the nature of the application and the use or uses that were proposed and, if applicable, are authorized by the decision;
 2. The conditions of approval, if any;
 3. The street address or other easily understood geographical reference to the subject property;
 4. The name and telephone number of the County staff member to contact where additional information may be obtained;
 5. A statement that the complete application file is available for inspection at no cost and will be provided at a cost established by the Board of County Commissioners;
 6. The date the review authority's decision becomes effective, unless appealed;
 7. A statement that the decision will not become final until the period for filing an appeal with the County has expired without the filing of an appeal;
 8. A statement that any person who is adversely affected or aggrieved or who is entitled to written notice under Subsection 1307.09(C) may appeal the decision by filing a written appeal, and including the date and time by which an appeal must be filed, the location for filing, a brief statement explaining how to file an appeal, the appeal fee, and where further information may be obtained concerning the appeal process; and
 9. A statement that a person who is mailed written notice of the decision cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830.

- C. Notice of Decision: A copy of the decision shall be mailed to those identified in Subsection 1307.09(A)(1).
- D. Appeal: The review authority's decision is the final decision of the County, unless an appeal is filed pursuant to Subsection 1307.13.

1307.10 TYPE III QUASI-JUDICIAL PROCEDURES

Type III land use permit applications are subject to the following procedures:

- A. Notice of Application and Public Hearing: Notice of application and public hearing shall be provided as follows:
1. Notice shall be provided to the Oregon Department of Land Conservation and Development (DLCD), if required pursuant to Oregon Revised Statutes (ORS) 197.610. Procedures for the giving of the required notice shall be those established by ORS 197.610 and Oregon Administrative Rules Chapter 660, Division 18.
 2. A minimum of 35 days prior to the first evidentiary hearing on the application, a copy of the submitted application shall be mailed to:
 - a. Any active community planning organization, hamlet, or village that is recognized by the County, if the subject property lies wholly or partially inside the boundaries of such organization, hamlet, or village;
 - b. Cities, as prescribed in applicable urban growth management agreements;
 - c. Those special districts and government agencies deemed by the Planning Director to have an interest in the application;
 - d. The Oregon Department of Agriculture, if the subject property is in the AG/F or EFU District and the application is for the propagation, cultivation, maintenance, and harvesting of aquatic species that are not under the jurisdiction of the Oregon Fish and Wildlife Commission;
 - e. Metro and any watershed council recognized by the Oregon Watershed Enhancement Board and whose boundaries include the subject property, if the application is for Habitat Conservation Area map verification; and
 - f. The airport owner and the Oregon Department of Aviation, if required by ORS 197.183, 215.223, or 215.416.
 3. A minimum of 20 days prior to the first evidentiary hearing of each review authority on the application, written notice of the application and hearing shall be mailed to:

- a. The applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
- b. All property owners of record, pursuant to Subsection 1307.16(C), within the noticing distance listed in Table 1307-3, *Noticing Distances for Type III Land Use Permit Applications*, as measured from the subject property and contiguous properties under the same ownership:

Table 1307-3: Noticing Distances for Type III Land Use Permit Applications

Zoning District of Subject Property	Noticing Distance
BP, C-2, C-3, CC, GCOSM, GI, HDR, HR, LI, MR-1, MR-2, MRR, NC, OA, OC, OSM, PMD, PMU, RCC, RCHDR, RCO, RTC, RTL, SCMU, SHD, Urban Low Density Residential, VA, VCS, VO, VR-4/5, VR-5/7, or VTH	300 feet
AG/F, EFU, FF-10, FU-10, RA-1, RA-2, RC, RI, RR, RRF-5, or TBR	2,640 feet (½ mile)

- c. If the application is for a zone change to apply the MAO District, all property owners of record, pursuant to Subsection 1307.16(C), within 1,000 feet from the outer boundary of the proposed impact area under Section 708, *Mineral and Aggregate Overlay District*;
- d. If the application is for a replat of a recorded plat, all owners of lots or parcels in the original plat;
- e. Any active community planning organization, hamlet, or village that is recognized by the County, if the subject property lies wholly or partially inside the boundaries of such organization, hamlet, or village;
- f. Cities, as prescribed in applicable urban growth management agreements;
- g. Those special districts and government agencies deemed by the Planning Director to have an interest in the application;

- h. The Oregon Department of Agriculture, if the subject property is in the AG/F or EFU District and the application is for the propagation, cultivation, maintenance, and harvesting of aquatic species that are not under the jurisdiction of the Oregon Fish and Wildlife Commission;
 - i. Metro and any watershed council recognized by the Oregon Watershed Enhancement Board and whose boundaries include the subject property, if the application is for Habitat Conservation Area map verification;
 - j. The airport owner and the Oregon Department of Aviation, if required by ORS 197.183, 215.223, or 215.416; and
 - k. Tenants of a mobile home or manufactured dwelling park, as defined in ORS 446.003, when property that includes all or part of such mobile home or manufactured dwelling park is the subject of an application for a Comprehensive Plan map amendment, zone change, or both. Notice to such tenants shall be mailed no more than 40 days before the first evidentiary hearing.
4. At a minimum, notice of application and hearing shall include:
- a. An explanation of the nature of the application and the proposed use or uses that could be authorized;
 - b. A list of the applicable criteria from this Ordinance and the Comprehensive Plan that apply to the application;
 - c. The street address or other easily understood geographical reference to the subject property;
 - d. Date, time, and location of the hearing;
 - e. A statement that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the review authority an opportunity to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals on that issue;
 - f. The name and telephone number of the County staff member to contact where additional information may be obtained;
 - g. A statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at a cost established by the Board of County Commissioners;
 - h. A statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at a cost established by the Board of County Commissioners;

- i. A general explanation of the requirements for submission of testimony and the procedure for conduct of hearings; and
 - j. A statement that subsequent to the close of the public hearing, a decision will be issued and mailed as required by Subsection 1307.10(E).
5. If the application is for a Comprehensive Plan amendment, notice of the date, time, location, and purpose of the Planning Commission's hearing and the Board of County Commissioner's hearing shall be given a minimum of 10 days prior to the date of each review authority's first evidentiary hearing, by publication in a newspaper of general circulation in the County. -However, if the application applies to only a part of the County, the notice may instead be published in a newspaper of general circulation in that part of the County.
- B. Application Review and Staff Report: The Planning Director shall review the application, written comments, and evidence submitted prior to the public hearing; prepare a staff report summarizing the application, comments received to-date, and relevant issues associated with the application; and make a recommendation to the review authority. The staff report shall be made available to the public for review a minimum of seven days prior to the first evidentiary hearing.
- C. Public Hearing: A public hearing shall be held before the review authority, for the purpose of receiving testimony regarding the application.
- D. Decision: The review authority shall consider the record and approve, approve with conditions, or deny the application based on the applicable standards and criteria. The review authority shall issue a written decision that explains the standards and criteria considered relevant to the decision, states the facts relied upon in rendering the decision, and explains the justification for the decision based on the standards, criteria, and facts set forth. The decision also shall include:
1. An explanation of the nature of the application and the use or uses that were proposed and, if applicable, are authorized by the decision;
 2. The conditions of approval, if any;
 3. The street address or other easily understood geographical reference to the subject property;
 4. The date the review authority's decision becomes effective, unless appealed; and

5. A statement that any person who presented evidence, argument, or testimony as part of the record may appeal the decision by filing a written appeal; the date by which an appeal must be filed, the location for filing, a brief statement explaining how to file an appeal, and where further information may be obtained concerning the appeal process;

E. Notice of Decision: A copy of the decision shall be mailed to:

1. Those identified in Subsections 1307.10(A)(3)(a) and (e) through (j);
2. Anyone who provided evidence, argument, or testimony as part of the record;
3. Anyone who made a written request for notice of decision; and
4. DLCD, if required pursuant to ORS 197.615. -Procedures for the giving of the required notice to DLCD shall be those established by ORS 197.615 and Oregon Administrative Rules chapter 660, division 18.

F. Appeal: The review authority's decision is the final decision of the County, except as may be provided for interpretation applications pursuant to Subsection 1307.13(E). Appeal of the County's final decision is to the Oregon Land Use Board of Appeals.

1307.11 TYPE IV LEGISLATIVE PROCEDURES

Type IV legislative land use proposals are subject to the following procedures:

A. Notice of Proposal and Public Hearing: Notice of proposal and hearing shall be provided as follows:

1. Notice shall be provided to the Oregon Department of Land Conservation and Development, if required pursuant to Oregon Revised Statutes (ORS) 197.610. -Procedures for the giving of the required notice shall be those established by ORS 197.610 and Oregon Administrative Rules chapter 660, division 18.
2. Notice shall be provided to the Metropolitan Service District, if required pursuant to Section 3.07.820 of the Code of the Metropolitan Service District. Procedures for the giving of the required notice shall be those established by Section 3.07.820 of the Code of the Metropolitan Service District.
3. For proposed amendments to the text of the Comprehensive Plan or this Ordinance, a minimum of 35 days prior to the first public hearing, a copy of the text, showing proposed additions and deletions, shall be made available to the public for review. All active community planning organizations, hamlets, and villages that are recognized by the County shall be notified when it becomes available.

4. A minimum of 20 days prior to the first public hearing of each review authority on the proposal, written notice of the proposal and hearing shall be mailed to:
 - a. For proposed amendments to the text of the Comprehensive Plan or this Ordinance, all active community planning organizations, hamlets, and villages that are recognized by the County;
 - b. For proposed Comprehensive Plan Land Use Plan map amendments and zone changes, any active community planning organization, hamlet, or village that is recognized by the County, if the subject property lies wholly or partially inside the boundaries of such organization, hamlet, or village;
 - c. Cities, as prescribed in applicable urban growth management agreements; and
 - d. Those special districts and government agencies deemed by the Planning Director to have an interest in the proposal.
 5. At a minimum, notice of proposal and hearing shall include:
 - a. An explanation of the nature of the proposal;
 - b. Date, time, and location of the hearing;
 - c. The name and telephone number of the County staff member to contact where additional information may be obtained; and
 - d. For Comprehensive Plan Land Use Plan map amendments and zone changes, a copy of the proposed map change(s).
 6. Notice of the date, time, location, and purpose of the Planning Commission's hearing and the Board of County Commissioner's hearing shall be given a minimum of 10 days prior to the date of each review authority's first public hearing, by publication in a newspaper of general circulation in the County. However, if the legislative land use proposal applies to only a part of the County, the notice may instead be published in a newspaper of general circulation in that part of the County.
- B. Proposal Review and Staff Report: The Planning Director shall consider the proposal, written comments, and evidence submitted prior to each public hearing and prepare staff reports summarizing the proposal, comments received to-date, and the relevant issues associated with the proposal. Each staff report shall make a recommendation to the review authority.
- C. Planning Commission Public Hearing: A public hearing shall be held before the Planning Commission, for the purpose of receiving testimony regarding the proposal.

- D. Planning Commission Recommendation: The Planning Commission shall consider the record and may make a recommendation to the Board of County Commissioners to adopt, adopt with modifications, or decline to adopt the proposal. If no recommendation is made by the Planning Commission and no extension is granted by the Board of County Commissioners, the Board of County Commissioners may act upon the proposal notwithstanding the lack of a recommendation.
- E. Board of County Commissioners Public Hearing: A public hearing shall be held before the Board of County Commissioners, for the purpose of receiving testimony regarding the proposal.
- F. Decision: The Board of County Commissioners shall consider the record and may adopt, adopt with modifications, or decline to adopt the proposal; remand the matter back to the Planning Commission for further consideration; or table the matter. The decision of the Board of County Commissioners to adopt or adopt with modifications shall be by ordinance.
- G. Notice of Decision: Notice of decision shall be provided as follows:
1. A maximum of 20 days after the decision is made it shall be submitted to the Oregon Department of Land Conservation and Development (DLCD). Procedures for the giving of the required notice shall be those established by ORS 197.615 and Oregon Administrative Rules Chapter 660, Division 18.
 2. On the same day the decision is submitted to DLCD, the County shall mail, or otherwise deliver, notice to persons who both participated in the County proceedings that led to the decision to adopt the change to the Comprehensive Plan or this Ordinance and requested in writing that the County give notice of the change. The notice shall:
 - a. State how and where the materials described in ORS 197.615(2) may be obtained;
 - b. Include a statement by the individual delivering the notice that identifies the date on which the notice was delivered and the individual delivering the notice;
 - c. List the locations and times at which the public may review the decision and findings; and
 - d. Explain the requirements for appealing the land use decision under ORS 197.830 to 197.845.

- H. Appeal: The Board of County Commissioners' decision is the final decision of the County. Appeal of the County's final decision is to the Oregon Land Use Board of Appeals or the Oregon Land Conservation and Development Commission, as determined by state law.

1307.12 PUBLIC HEARINGS

Subsection 1307.12 applies to public hearings held pursuant to Section 1307, except that only Subsections 1307.12(A), (B), (E) through (H), and (J) apply to public hearings in a Type IV proceeding.

- A. Procedure, Generally: Public hearings shall be conducted in accordance with Oregon Revised Statutes (ORS) 197.763, Subsection 1307.12, and any bylaws or rules of procedure adopted by the review authority. Subsection 1307.12 authorizes the Hearings Officer, Planning Commission, and Board of County Commissioners to adopt rules of procedure for the conduct of hearings.
- B. Parties: Any interested party shall be entitled to participate in a public hearing.
- C. Order of Proceeding: The order of proceeding for a hearing will depend in part on the nature of the hearing. The following shall be supplemented by the adopted bylaws or rules of procedure of the review authority, as appropriate.
1. Jurisdictional Objections: Before receiving the staff report or testimony on the application, any objections on jurisdictional grounds shall be noted in the record and if there is objection, the review authority has the discretion to proceed or terminate the hearing.
 2. Disclosure Statement: The review authority (or individual member thereof), or its designee, shall read the land use disclosure statement, which shall include:
 - a. A list of the applicable substantive criteria, or a reference to the staff report, where a list of the criteria can be found;
 - b. A statement that testimony, argument, and evidence must be directed toward the criteria described in Subsection 1307.12(C)(2)(a) or other criteria in the Comprehensive Plan or land use regulation which the person believes to apply to the decision;
 - c. A statement that failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals (LUBA) based on that issue; and
 - d. If applicable, a statement that a failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

3. Call for Ex Parte Contacts: If the review authority is the Planning Commission or the Board of County Commissioners, the presiding officer, or designee, shall inquire whether any member has had ex parte contacts. Any member announcing an ex parte contact shall state for the record the nature and content of the contact. If the review authority is the Hearings Officer, ~~he or she~~they shall declare any ex parte contacts and state for the record the nature and content of the contact.
4. Call for Abstentions: If the review authority is the Planning Commission or the Board of County Commissioners, the presiding officer, or designee, shall inquire whether any member must abstain from participation in the hearing due to conflicts of interest. Any member announcing a conflict of interest shall state the nature of the conflict, and shall not participate in the proceeding, unless the vote is necessary to meet a requirement of a minimum number of votes necessary to take official action; provided, however, that the member shall not participate in any discussion or debate on the issue out of which the conflict arises. If the review authority is the Hearings Officer, ~~he or she~~they shall declare any potential conflicts of interest. The Hearings Officer shall state the nature of the conflict, and if the nature of the conflict is such that the Hearings Officer cannot fulfill his or her duty to be a fair and impartial decision maker, the Hearings Officer shall recuse himself or herself from hearing the matter.
5. Staff Report: The Planning Director shall present a report and recommendation concerning the proposal.
6. Presentation of the Application:
 - a. Applicant's case;
 - b. Community planning organizations, hamlets, and villages. Appearance by a representative from any active community planning organization, hamlet, or village that is recognized by the County, if the subject property lies wholly or partially inside the boundaries of such organization, hamlet, or village, to present the organization's position on the proposal;
 - c. Public testimony; and
 - d. Rebuttal. Rebuttal may be presented by the applicant. The scope of rebuttal is limited to matters that were introduced during the hearing.
7. Close of Hearing: No additional testimony, evidence, or argument shall be accepted after the close of the hearing unless the record is held open by the review authority.

8. Reopened Hearing: The hearing may be reopened by the review authority, prior to decision, to receive additional testimony, evidence, or argument. Notice shall be provided to the same persons who received notice of the original hearing and to anyone who provided evidence, argument, or testimony as part of the record.
9. Deliberations: If the review authority is the Planning Commission or Board of County Commissioners, deliberations shall immediately follow the hearing, except that deliberations may be delayed to a subsequent date and time certain. If the review authority is the Hearings Officer, deliberations will not occur, and the Hearings Officer will instead take the matter under advisement.
10. Remand: The Board of County Commissioners may remand any matter previously considered by the Planning Commission back to the Planning Commission for further review.
11. Recommendation or Decision: When the review authority is the Planning Commission or Board of County Commissioners, the recommendation or decision, as applicable, will be voted on and announced during a public meeting.

D. Ex Parte Contact:

1. The review authority shall not do any of the following:
 - a. Communicate, directly or indirectly, with any party or their representatives in connection with any issue involved, except upon notice and opportunity for all parties to participate;
 - b. Take notice of any communications, reports, staff memoranda, or other materials prepared in connection with a particular application, unless the parties are afforded an opportunity to contest the material so noted; or
 - c. Inspect the site with any party or his representatives unless all parties are given an opportunity to be present. Individuals representing the review authority may inspect the site alone but must put the circumstances of the inspection on record.
2. A party may challenge the review authority, or individual member thereof, on the grounds of Subsection 1307.12(D)(1), or that such individual has a legal conflict of interest as defined by ORS 244.020(1) or ORS 244.120. A challenge and the decision thereon by the review authority shall be entered in the record of the application.

3. While every effort must be made to avoid ex parte contact, no decision of the review authority shall be invalid due to ex parte contact or bias resulting from ex parte contact, as described under Subsection 1307.12(D)(1), if the review authority (or individual member thereof) receiving the contact:
 - a. Places on the record the substance of any written or oral ex parte communication concerning the decision or action; and
 - b. Has a public announcement made of the content of the communication, and of the parties' right to rebut the substance of the communication, at the first hearing following the communication where action will be considered or taken on the subject to which the communication related.
4. A communication between County staff and the Historic Review Board, Design Review Committee, Planning Commission, or Board of County Commissioners shall not be considered an ex parte contact for purposes of Subsection 1307.12(D)(1).

E. Evidence and Exhibits:

1. All evidence may be received unless excluded by the review authority on its own motion. Evidence received at any hearing shall be of the quality that reasonable persons rely upon in the conduct of their everyday affairs. Relevant evidence is any evidence having a tendency to make the existence or non-existence of a fact that is of consequence to the approval of the land use permit or legislative land use proposal more or less probable than it would without the evidence. Evidence may be received subject to a later ruling regarding its admissibility.
2. The review authority may exclude cumulative, repetitious, or immaterial evidence, but erroneous admission of evidence by the review authority shall not preclude action by the review authority or cause reversal on appeal unless shown to have substantially prejudiced the rights of a party.
3. All evidence shall be offered and made a part of the record in the application or legislative proceeding; and, except for matters stipulated to and except as provided in Subsection 1307.12(E)(4), no other factual information or evidence shall be considered in the recommendation or decision.
4. The review authority may take notice of judicially cognizable facts, and may take notice of general, technical, or scientific facts within specialized knowledge. Except in a Type IV proceeding, interested parties shall be notified at any time during the proceeding, but in any event prior to the final decision, of the material so noticed, and they shall be afforded an opportunity to contest the facts so noticed. The review authority may utilize experience, technical competence, and specialized knowledge in evaluation of the evidence presented.

5. All exhibits received shall be marked so as to provide identification upon review. -Such exhibits may be returned when the period for review has expired, but shall otherwise be preserved by the Planning Director.
- F. Time Limits: The review authority may set consistent, reasonable time limits for oral presentations to the end that parties are encouraged to submit as much evidence as possible in writing prior to the hearing. -No person may speak more than once without obtaining permission from the review authority.
- G. Questioning: The review authority (or individual member thereof) or County staff may question any person who testifies. The applicant and other parties to the proceeding shall not have the right to question or cross-examine any person who testifies.
- H. Scope of Testimony: Except in a Type IV proceeding, testimony shall be directed towards the applicable standards and criteria that apply to the proposal. The review authority may exclude or limit cumulative, repetitious, or immaterial testimony. To expedite hearings, the review authority may call for those in favor and those in opposition to rise, and the review authority shall note the numbers of such persons for the record.
- I. Continuances and Open Record Periods:
 1. All documents or evidence relied upon by the applicant shall be submitted to the County and be made available to the public. -Any staff report used at the hearing shall be available at least seven days prior to the hearing. If additional documents or evidence are provided by any party, the review authority may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by the applicant shall result in a corresponding extension of the time limitations of ORS 215.427 and ORS 215.429.
 2. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, argument, or testimony regarding the application. The review authority shall either continue the public hearing, pursuant to Subsection 1307.12(I)(2)(a), or leave the record open for additional written evidence, argument, or testimony, pursuant to Subsection 1307.12(I)(2)(b).

- a. If the review authority grants a continuance, the hearing shall be continued to a date, time, and place certain at least seven days from the date of the initial evidentiary hearing. An opportunity shall be provided at the continued hearing for persons to present and rebut new evidence, argument, or testimony. If new written evidence is submitted at the continued hearing, any person may request, prior to the conclusion of the continued hearing, that the record be left open for at least seven days to submit additional written evidence, argument, or testimony for the purpose of responding to the new written evidence. Only one continuance is available of right under Subsection 1307.12(I)(2)(a); provided, however, nothing in Subsection 1307.12(I)(2)(a) shall restrict the review authority, in its discretion, from granting additional continuances.
 - b. If the review authority leaves the record open for additional written evidence, argument, or testimony, the record shall be left open for at least seven days. The review authority may leave the record open for an additional period of at least seven days for any participant to respond to new evidence submitted during the prior open-record period. However, if the review authority has not provided for this additional open-record period, any participant may file a written request with the Planning Director for an opportunity to respond to new evidence submitted during the period the record was left open. Any such request shall be filed no later than the end of the last business day the record is left open. If such a request is filed, the review authority may reopen the record pursuant to Subsection 1307.12(I)(4).
 - c. A continuance or extension granted pursuant to Subsection 1307.12(I)(2) shall be subject to the limitations of ORS 215.427 and ORS 215.429, unless the continuance or extension is requested or agreed to by the applicant.
3. Additional notice of a continued hearing is not required, unless the hearing is continued without announcing a date, time, and place certain, in which case notice of the continued hearing shall be given as though it were the initial hearing.
 4. If the record is reopened to admit new evidence, argument, or testimony, any person may raise new issues which relate to the new evidence, argument, testimony, or criteria for decision-making which apply to the matter at issue. Notice of the reopened record shall be provided to any person who presented evidence, argument, or testimony as part of the record prior to the date the record was reopened.

5. Unless waived by the applicant, the review authority shall allow the applicant at least seven days after the record is closed to all other parties to submit final written argument in support of the application. The applicant's final submittal shall be considered part of the record, but shall not include any new evidence. This seven-day period shall not be subject to the limitations of ORS 215.427 and ORS 215.429.

J. Record of Hearing:

1. A verbatim record of the proceeding shall be made by written, mechanical, or electronic means, which record need not be transcribed except upon review on the record.
2. The record of proceedings is comprised of:
 - a. The Comprehensive Plan and this Ordinance, all of which shall be automatically incorporated into the record;
 - b. The application or legislative proposal that initiated the proceeding;
 - c. All testimony, argument, evidence, and exhibits submitted prior to the close of the record of the proceeding;
 - d. Any staff reports submitted prior to the close of the record of the proceeding;
 - e. Any electronic presentation used by either staff, applicant, or other participant in the proceeding;
 - f. The verbatim record, as provided in Subsection 1307.12(J)(1);
 - g. Minutes, if any, of the hearing;
 - h. A verbatim record, as provided in Subsection 1307.12(J)(1), of any public meeting after the close of the hearing at which the proceeding is discussed by or acted upon by the review authority;
 - i. Minutes, if any, of any public meeting after the close of the hearing at which the proceeding is discussed by or acted upon by the review authority; and
 - j. The written decision.

1307.13 APPEALS

Subsection 1307.13 applies to all appeals processed by the County of decisions issued under Section 1307. Table 1307-1, *Land Use Permits by Procedure Type*, identifies those land use permit decisions that may be appealed at the County level and the applicable review authority for those appeals.

- A. Filing an Appeal: An appeal shall be in writing and must be received by the Planning Director within 12 days of the date of mailing of the notice of decision, or if the 12th day falls on a day on which the County is not open for business, by the next day on which the County is open for business.
- B. Notice of Appeal: Notice of appeal shall be made on a form prescribed by the Planning Director and shall be accompanied by the appeal fee. The notice of appeal shall contain:
1. Identification of the decision sought to be appealed, including its assigned file number, the name of the applicant, and the decision date;
 2. The name, mailing address, and telephone number of the appellant;
 3. The nature of the decision being appealed and the grounds for appeal; and
 4. Signature(s) of the appellant(s), or the duly authorized representative(s) thereof, authorizing the filing of the appeal.
- C. Proper Filing of Notice of Appeal: The failure to file a timely and complete notice of appeal is a jurisdictional defect, and the Planning Director shall not accept a notice of appeal that does not comply with Subsections 1307.13(A) and (B). The Planning Director's determination that an appellant has failed to comply with Subsections 1307.13(A) and (B) shall be final.
- D. Appeal Procedures; Scope: Appeals are subject to the following procedures:
1. De Novo Review: Appeals shall be de novo. In a de novo review, all issues of law and fact are heard anew, and no issue of law or fact decided by the lower-level review authority is binding on the parties in the hearing. New parties may participate, and any party may present new evidence and legal argument by written or oral testimony. The record of the initial proceeding shall be made a part of the record of the appeal. For purposes of Subsection 1307.13(D)(1), the record of the initial proceeding consists of
 - a. Those items listed in Subsections 1307.12(J)(2)(a) through (d) and (j); and
 - b. Those items listed in Subsections 1307.12(J)(2)(e) through (i), to the extent that any prior hearing(s) or public meeting(s) were conducted in reaching the decision that is being appealed.

2. Notice of Public Hearing: Notice of public hearing shall be provided as follows:
 - a. A minimum of 20 days prior to the first evidentiary hearing on the appeal, written notice of the appeal and hearing shall be mailed to:
 - i. Those who were entitled to notice pursuant to Subsection 1307.09(A)(1); however, notwithstanding Table 1307-2, *Noticing Distances for Type II Land Use Permit Applications*, if the subject property is in the AG/F, EFU, FF-10, FU-10, RA-1, RA-2, RC, RI, RR, RRFF-5, or TBR Districts, notice of the public hearing shall be provided to all property owners of record, pursuant to Subsection 1307.16(C), within 2,640 feet (½ mile) of the subject property and all contiguous properties under the same ownership;
 - ii. The appellant; and
 - iii. Anyone who previously provided evidence, argument, or testimony as part of the record.
 - b. At a minimum, notice of hearing shall include those elements identified in Subsection 1307.10(A)(4), except that 1307.10(A)(4)(i) will reference the appealed decision, rather than the staff report.
3. Public Hearing: A public hearing shall be held before the appeal review authority, for the purpose of receiving testimony regarding the application.
4. Decision: The appeal review authority shall consider the record and affirm the decision, affirm the decision with additional conditions or modifications, or reverse the decision. The appeal review authority shall issue a written decision in the form of an order, which shall be signed and dated, that explains the standards and criteria considered relevant to the decision, states the facts relied upon in rendering the decision, and explains the justification for the decision based on the standards, criteria, and facts set forth. The decision also shall include the elements identified in Subsection 1307.10(D)(1) through (5).
5. Notice of Decision: A copy of the written order shall be mailed to:
 - a. Those identified in Subsection 1307.10(E); and
 - b. The appellant.
6. Appeal: Except where an additional County-level appeal is provided pursuant to Subsection 1307.13(E), the appeal review authority's decision is the final decision of the County. Appeal of the County's final decision is to the Oregon Land Use Board of Appeals.

E. Review of an Interpretation by the Board of County Commissioners:

1. A second County-level appeal is provided for applications for an interpretation of the Comprehensive Plan, where the Board of County Commissioners shall review the decision of the Planning Commission on appeal. Processing of the appeal shall comply with Subsections 1307.13(A) through (D), except that notice of the public hearing shall be given to:
 - a. Those identified in Subsections 1307.09(A)(1)(a), (d) through (f), and (i);
 - b. The appellant;
 - c. Anyone who provided evidence, argument, or testimony as part of the record; and
 - d. Anyone who made a written request for notice of decision.
2. A second County-level appeal is provided for applications for an interpretation of this Ordinance, where the Board of County Commissioners may choose to review the decision of the Hearings Officer on appeal but is not required to do so.
 - a. If the Board of County Commissioners accepts the appeal, processing of the appeal shall comply with Subsections 1307.13(A) through (D), except that notice of the public hearing shall be given pursuant to Subsection 1307.13(E)(1).
 - b. If the Board of County Commissioners denies a request for review, it shall do so in writing. -Notice of the denial shall be given pursuant to Subsection 1307.13(E)(1). If the Board of County Commissioners denies a request for review, the decision of the Hearings Officer stands as the final decision of the County. The period for appeal to the Oregon Land Use Board of Appeals commences on the date of mailing of the Board of County Commissioners' denial of review.

- F. Effect of Judicial or Administrative Review: Except as provided by law or order of a court or administrative tribunal having jurisdiction, a decision of the County shall remain valid and effective notwithstanding the initiation of judicial or administrative review of such decision; provided, however, that any development permit dependent upon such decision shall be issued only with the applicant's written acknowledgement in a form approved by County Counsel, that such review has been initiated and may result in the reversal of the decision, in which event the permit shall be revoked, as well as any temporary occupancy permit, and the premises shall thereafter be brought into conformity with the applicable standards and criteria by appropriate means. No permanent occupancy certificate shall be issued by the building official until such review has concluded through the adoption of a decision making such occupancy in all respects lawful.

- G. Remand from the Land Use Board of Appeals: Except as set forth in Oregon Revised Statutes (ORS) 215.435(4), the County shall take final action on decisions remanded by the Oregon Land Use Board of Appeals within the time frame established by ORS 215.435(1) and (2).

1307.14 CONDITIONS OF APPROVAL

Approval of a Type I, II, or III land use permit may be granted subject to conditions. The following limitations shall be applicable to conditional approvals:

- A. Conditions shall be fulfilled within the time limitations set forth in the approval thereof, or, if no time is set forth, within a reasonable time. Failure to fulfill any conditions within the time limitations provided shall be grounds for the Planning Director to initiate revocation of the approved land use permit pursuant to Subsection 1307.16(L).
- B. Conditions shall be imposed to ensure compliance with the standards and approval criteria applicable to the land use permit, or shall be reasonably calculated to fulfill public needs emanating from the proposed land uses as set forth in the application, in the following respects:
1. Protection of the public from the potentially deleterious effects of the proposed use; or
 2. Fulfillment of the need for public services created by the proposed use.
- C. The review authority may find compliance with an applicable approval criterion by imposing conditions necessary to ensure compliance and finding that it is feasible for the conditions to be satisfied. -Notwithstanding this provision, where conditions require state agency permits to be obtained, the review authority need only find substantial evidence to demonstrate that the applicant is not precluded from obtaining such state agency permits as a matter of law.
- D. A surety may be required from the applicant, in an amount sufficient to ensure compliance with one or more conditions of approval, subject to Section 1311, *Completion of Improvements, Sureties, and Maintenance*.

1307.15 FEES

Fees are for the purposes of defraying administrative costs and are subject to the following:

- A. Fees payable at the time of application or appeal are established by separate order of the Board of County Commissioners.
- B. The failure to submit the required fee with an application or appeal, including return of checks unpaid or other failure of consideration, shall be a jurisdictional defect.

- C. An active community planning organization that is recognized by the County may file appeals without fee, provided the decision to file an appeal is made at a public meeting held in compliance with Oregon Revised Statutes 192.610 to 192.690.
- D. Appeal fees shall be refunded if the appellant prevails. Any other fee refund policy shall be established by separate order of the Board of County Commissioners.
- E. The County Administrator or designee may reduce or waive fees upon showing of just cause to do so.

1307.16 GENERAL PROVISIONS

- A. Calculation of Time: For the purposes of this Ordinance, unless otherwise specifically provided, days mean calendar days. In calculating a specific time period, the day on which the period begins to run shall not be included; and the day on which the period ends shall be included. In the event the last day falls on a day on which the County is not open for business, the period of time shall end on the next day on which the County is open for business.
- B. Property Owner's Signature: When any person signs as the owner of property or as an officer of a public or private corporation owning the property, or as an attorney in fact or agent of any owner, or when any person states that ~~he or she~~ is they are buying the property under contract, the Planning Director and the review authority, if other than the Planning Director, may accept these statements to be true, unless the contrary be proved, and except where otherwise in this Ordinance more definite and complete proof is required. Nothing herein shall prevent the Planning Director or the review authority, if other than the Planning Director, from demanding proof that the signer is the owner, officer, attorney in fact, or agent.
- C. Property Owner Notice: Where notice to property owners of record is required by Section 1307, the records of the County Assessor shall be used to identify the owners and their mailing addresses. Persons whose names and addresses are not on file at the time of the filing of the applicable land use permit application or appeal need not be notified of the application, decision, or hearing. If a property within the notification area is located outside the County, the records of the applicable County Assessor shall be used. The failure of a property owner to receive notice as provided in Section 1307 shall not invalidate the proceedings, if the County can demonstrate by affidavit that such notice was given.
- D. Method of Mailing: When mailing is required by Section 1307, first-class mail shall be used, except that for mailing to any of the following, either first-class mail or electronic mail may be used: community planning organizations, hamlets, villages, cities, special districts, and government agencies.

- E. Burden of Proof: Except in a Type IV proceeding, the proponent has the burden of proof on all elements of the proposal. The proposal must be supported by a preponderance of evidence that it conforms to all applicable standards and criteria. The preponderance of evidence standard is often described as enough evidence to make the proponent's point more likely than not.
- F. Argument and Evidence: For the purposes of Section 1307:
1. Argument means assertions and analysis regarding the satisfaction or violation of legal standards or policy believed relevant by any party. Argument does not include facts.
 2. Evidence means facts, documents, data, or other information offered to demonstrate compliance or noncompliance with the standards and criteria believed by any party to be relevant to the proposal.
- G. Withdrawal: Prior to the issuance of the written decision, the applicant may submit a written notice of withdrawal of the application. Upon receipt of a written notice of withdrawal, the application shall be deemed dismissed without further action by the review authority. A withdrawal shall not bar filing a new application; withdrawal shall not be deemed a final decision for any purpose. A withdrawal cannot be appealed. If an application is withdrawn after the mailing of notice of application or public hearing, the Planning Director shall mail written notice stating the application has been withdrawn to all persons who were provided mailed notice of the application or public hearing.
- H. Final Action Deadline: Except as modified by Oregon Revised Statutes (ORS) 197.763, the County shall take final action on a land use permit application that is subject to ORS 215.427, including resolution of all County appeals, within the time period specified by ORS 215.427, unless the applicant provides written request for an extension of such period pursuant to ORS 215.427(5).
- I. Effective Date of Decision: The County's final decision on a Type I, II, or III land use permit application becomes effective on:
1. The day the final decision is issued, if no appeal at the County level is allowed;
 2. The day after the appeal period expires, if an appeal at the County level is allowed, but no notice of appeal is timely filed;
 3. The day the decision is issued by the final County appeal body, if an appeal is allowed and notice of appeal is timely filed. However, if the appeal is withdrawn prior to decision, the effective date of the County's final decision shall revert to the day after the appeal period would have expired had an appeal not been timely filed; or

4. The date of mailing of the Board of County Commissioners' denial of review, pursuant to Subsection 1307.13(E)(2)(b).
- J. Reissuing a Decision: The review authority may reissue a Type I, II, or III decision as a result of a clerical error, a misstatement of facts, or the erroneous imposition or omission of conditions of approval. A decision may not be reissued after the expiration of the appeal period, if any, or after the filing of an appeal. Notice of the reissued decision shall be given in the same manner as notice of the original decision. A new appeal period equal to that of the original decision shall be provided from the date of mailing of the amended decision.
- K. Re-filing an Application: If a Type II or III land use permit application is denied, or a Type II or III land use permit is revoked pursuant to Subsection 1307.16(L), an applicant may re-file for consideration of the same or substantially similar application only if:
1. At least two years have passed after either final denial of an application by the County or revocation of a permit; or
 2. The review authority finds that one or more of the following circumstances render inapplicable all of the specific reasons for the denial:
 - a. A change, which is material to the application, has occurred in this Ordinance, the Comprehensive Plan, or other applicable law; for the purposes of this provision, "change" includes amendment to the applicable provisions or a modification in accepted meaning or application caused by an interpretation filed pursuant to Section 1308;
 - b. A mistake in facts, which was material to the application, was considered by the review authority;
 - c. There have been changes in circumstances resulting in new facts material to the application;
 - d. A change has occurred in the zoning of the subject property, or adjacent property, that substantially affects the merits of the application; or
 - e. There have been substantial changes in the surrounding area, or on the subject property, such as availability of services or improvements to public facilities, that affect the merits of the application.
- L. Revocation of Approval: An approval of a Type II or III land use permit may be revoked, as follows:
1. The Planning Director may initiate a public hearing for revocation of a prior approval of a land use permit when there is a violation of conditions attached to the previous approval sufficient to merit such revocation.

2. Revocation of approval shall be reviewed using the Type III procedure. The Hearings Officer shall be the review authority, and the decision of the Hearings Officer shall be the final decision of the County.
3. Revocation is in addition to, and not in lieu of, any other remedy provided by law or equity, and is not a condition precedent to any such remedy.

M. Modifications: Except as permitted pursuant to Section 1309:

1. A modification to an approved Type I, II, or III land use permit, or conditions thereto, shall be processed as a new application; and
2. A modification to conditions of approval for a Type II or III land use permit shall be considered only if one or more of the circumstances identified in Subsection 1307.16(K)(2) apply.

[Added by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-262, 5/23/17; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-269, 9/6/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-276, 10/1/20]

Summary of Proposed Amendments to Section 1309, Modification

1. Clarify that a modification's approval period begins the day of the County's final decision on the modification application.
2. Provide consistency in citations and spacing.

1309 MODIFICATION

1309.01 APPROVAL CRITERIA

A modification to an approved Type II or III land use permit, or conditions thereto, requires review as a Type II application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:

- A. A modification shall be consistent with the prior approval;
- B. A modification shall be consistent with all Ordinance provisions in effect on the date the modification request is submitted; and
- C. A modification shall not result in any of the following:
 - 1. A change in the type of use (e.g. commercial, industrial, institutional);
 - 2. An increase of greater than 25 percent of the original approved building floor area;
 - 3. An increase of greater than 25 percent of the original approved lot coverage;
 - 4. An increase in the density of development (residential or recreational uses), or intensity of use, as demonstrated by a change in occupancy rating requiring substantial modifications to structures;
 - 5. An increase in traffic congestion or use of public facilities;
 - 6. A reduction in approved open space;
 - 7. A reduction of off-street parking spaces or loading berths, except as provided under Section 1015; or
 - 8. A reduction in required pavement widths or a change in major access locations, except as required by the County.

1309.02 APPROVAL PERIOD AND TIME EXTENSION

A. Approval of a modification shall be subject to the same approval period and time extension provisions as the application type modified by the approval.

B. The modification's approval period begins the day of the County's final decision on the modification application.

[Added by Ord. ZDO-248, 10/13/14]

Summary of Proposed Amendments to Section 1310, *Time Extension*

1. Restrict the filing of an application for time extension to no sooner than one year prior to the expiration of the initial approval period for the land use permit. For land use permits modified pursuant to Section 1309, *Modification*, restrict an application for time extension to no sooner than one year prior to the expiration of the approval period for the modification.
2. Clarify that the approval period for a time extension is valid for two years from the date of the final written decision on the time extension, or for two years from the date of expiration of the initial approval period for the land use permit, whichever is longer.
3. Provide consistency in citations.

1310 TIME EXTENSION

1310.01 APPROVAL CRITERIA

A time extension may be permitted only when specified elsewhere in this Ordinance for specific land use permit types.

A. Type II Time Extensions: Except as set forth in Subsection 1310.02, a time extension requires review as a Type II application pursuant to Section 1307, *Procedures*, and shall be subject to the following standards and criteria:

1. The time extension application shall be submitted prior to, but not sooner than one year prior to, the expiration of the initial approval period for the land use permit. However, if the land use permit was modified pursuant to Section 1309, *Modification*, the application for a time extension shall be submitted prior to, but not sooner than one year prior to, the expiration of the approval period for the modification;
2. The proposed development as originally approved, or as modified pursuant to Section 1309, ~~*Modification*~~, shall be consistent with the relevant provisions of this Ordinance in effect on the date the application for a time extension is submitted, provided that the application is complete when submitted or is made complete pursuant to Subsection 1307.07(E)(4); and
3. There shall have been no changes on the subject property or in the surrounding area that would be cause for reconsideration of the original decision.

B. Type I Time Extensions: Notwithstanding Subsection 1310.01(A), a time extension authorized by Subsections 401.~~11~~10(B), 406.11(B), or 407.10 for one of the following types of residential development located outside of an urban growth boundary requires review as a Type I application pursuant to Section 1307, and the time extension application shall be submitted prior to the expiration of the initial approval period for the land use permit:

1. Lot of record dwelling on Low Value Farmland in the AG/F or EFU Districts;
2. Lot of record dwelling on High Value Farmland consisting predominantly of Class III and IV Soil in the AG/F or EFU Districts;
3. Lot of record dwelling on High Value Farmland consisting predominantly of Prime, Unique, Class I or II Soils in the AG/F or EFU Districts;

4. Dwelling not in conjunction with a farm use in the AG/F or EFU Districts;
5. Lot of record dwelling in the AG/F or TBR Districts;
6. Forest template dwelling in the AG/F or TBR Districts;
7. 160 acre minimum forest dwelling in the AG/F or TBR Districts;
8. 200 acre noncontiguous dwelling in the AG/F or TBR Districts;
9. Caretaker residence for public parks and public fish hatcheries in the AG/F or TBR Districts.

1310.02 PROCEDURE

If more than one land use permit (e.g. a partition and a variance) was approved for the same, or substantially similar, proposed development, time extension requests for these land use permits may be consolidated as one application, at the applicant's discretion.

1310.03 APPROVAL PERIOD

Approval of a time extension application approved under Section 1310 is valid for two years from the date of the final written decision on the time extension, or for two years from the date of expiration of the initial approval period for the land use permit, whichever is longer.

[Added by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-276, 10/1/20]



Clackamas County Long-Range Planning Work Program for 2019-2021

Effective July 1, 2019 – June 30, 2021

The Long-Range Planning Work Program is a multi-year plan of major projects to be implemented over two years, structured around the need to update the Comprehensive Plan.

The work program projects, listed by Comprehensive Plan chapter, were chosen after seeking suggestions from the public, county departments and other jurisdictions. The Board of Commissioners approved the plan based upon:

- A. Board of County Commissioners and Planning Commission priorities
- B. Alignment with the County's *Performance Clackamas* strategic plan and goals: 1) Grow a vibrant economy; 2) Build a strong infrastructure; 3) Ensure safe, healthy and secure communities; 4) Honor, utilize, promote and invest in our natural resources, and 5) Build public trust through good government.
- C. Availability of staffing and funding for consultants

A description of each project is on page 2, after the table. The shaded boxes show the planned timeframe for the project; the pencil icon means an issue paper will be written before any action is taken.

COMPREHENSIVE PLAN CHAPTER	PROJECT	FY 2019-2020				FY 2020-2021				FY 21-22	FY 22-23	FY 23-24	
		July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	April-June 2020	July-Sept 2020	Oct-Dec 2020	Jan-Mar 2021	April-June 2021	July 2021-June 2022	July 2022-June 2023	July 2023-June 2024	
Housing	H-1: Update Comprehensive Plan Chapter 6: Housing , taking into consideration the following topics: <ul style="list-style-type: none"> • H-1A Low-Density Residential Zoning Policies • H-1B: Housing Strategies • H-1C: Protect Neighborhood Character and R-10 Zoning • H-1D: Temporary Dwellings for Care 			✎									
				✎									
				✎									
				✎									
				✎									
	H-2: Short-term Rentals in Residential Areas												
Transportation	T-1: Damascus Area Transportation Needs												
	T-2: Arndt Road Goal Exception												
	T-3: Stafford Area Preliminary Infrastructure Assessment												
	T-4: Rhododendron Sidewalks												
	T-5: Barton Park Complex Master Plan												
	T-6: Oak Grove-Lake Oswego Pedestrian/Bicycle Bridge Feasibility Study												
	T-7: Transit Development Plan												
	T-8: Transportation Futures Study												
	T-9: Fee In Lieu of (FILO) Sidewalks Review												
Economics	E-1: Update Comprehensive Plan Chapter 8, Economics								✎				
	E-2: Park Ave Development and Design Standards												
Natural Resources and Energy	NR-1: Update Comprehensive Plan Chapter 3, Natural Resources								✎				
Other	O-1: Minor and Time-Sensitive ZDO Amendments												
	O-2: Completion of ZDO Audit												

**T-3, Stafford Area Preliminary Infrastructure Assessment, has been removed from the list because funds that Metro had on hold for this project are no longer available.*

KEY	
Comp Plan	The Clackamas County Comprehensive Plan is made up of policies, implementing strategies and standards that guide general land use and transportation in the county. See the Comprehensive Plan online at www.clackamas.us/planning/comprehensive .
✎	Issue papers will be prepared to provide details on implementation issues such as costs, direct and indirect effects, community response, and consistency with local and regional standards. Projects are grouped with the related Comprehensive Plan chapter and will be evaluated as a part of the issue paper. This will provide the Planning Commission and Board of Commissioners more information about the project before deciding whether to move forward.
ZDO	Clackamas County Zoning & Development Ordinance – the requirements and standards that are applied to determining land use in the county. See the ZDO online at www.clackamas.us/planning/zdo .



Clackamas County Long-Range Planning Work Program for 2019-2021

Effective July 1, 2019 – June 30, 2021

ATTACHMENT B
ZDO-280 (Page 2 of 2)

HOUSING: H-1. Update Comprehensive Plan Chapter 6: Housing, including, but not limited to, considering the following topics:

- **H-1A: Low-Density Residential Zoning Policies** – Based on the housing needs analysis, amend policies to apply different low-density residential zones (R-2.5 -- R-30).
- **H-1B: Housing Strategies**
 - Amend Comprehensive Plan and ZDO to address results of the housing needs analysis, implement recommendations expected from the Housing Affordability and Homelessness Task Force, and respond to Senate Bill 1051 (2017) and any housing legislation passed by the 2019 Oregon Legislature.
 - Consider restricting manufactured dwelling parks from being redeveloped with a different use.
 - Address the need to amend the ZDO to extend the transitional shelter community regulations, which will otherwise sunset August 28, 2019.
- **H-1C: Protect Neighborhood Character and R-10 Zoning**
 - Modify the ZDO to better protect neighborhoods from up-zoning and incompatible development.
 - Amend the ZDO to implement the Comprehensive Plan goal of protecting the character of low-density neighborhoods and require that development be compatible with the identified neighborhood character.
 - Adopt a local overlay area that freezes R-10 zoning and has higher standards for zoning approvals, or a limitation on the amount of development or infill allowed in the overlay area.
- **H-1D: Temporary Dwellings for Care** – Allow temporary dwellings for care only for property owners or heritage landowners. Require removal of temporary dwellings for care prior to title change or sale.

H-2: Short-term rentals in residential areas – Allow short-term rentals (e.g., Airbnb, VRBO, etc.) in dwellings.

TRANSPORTATION

T-1: Damascus Area Transportation Needs – Review current plans for transportation projects on county roads in the unincorporated area formerly in the city of Damascus and outside Happy Valley's planning jurisdiction, and identify or develop needed projects to include in the county's Transportation System Plan (TSP)

T-2: Arndt Road Goal Exception – Explore alignment options and undertake, as necessary, development of a Statewide Planning Goal exception to support the crossing of the Molalla River in relation to the Board of Commissioners' goal to provide access from I-5 to the city of Canby.

~~**T-3: Stafford Area Preliminary Infrastructure Feasibility Assessment** – This project has been removed from the list because funds that Metro had on hold for this project are no longer available. Work with adjacent cities and the Stafford community to study potential demands various levels of urban growth would have on infrastructure in the Stafford area, and how those demands would impact neighboring cities.~~

T-4: Rhododendron Sidewalks & Pedestrian Crossings – Seek funds to address Oregon Department of Transportation design concerns in *Mt. Hood Villages Pedestrian & Bicycle Implementation Plan*, Appendix 3, for sidewalk / pedestrian capital projects.

T-5: Barton Park Complex Master Plan – Develop a master plan to ensure coordination and best use of facilities and amenities to meet the long-term needs of users.

T-6: Oak Grove – Lake Oswego Pedestrian/Bicycle Bridge Feasibility Study – Work with regional, state and federal partners to determine scope and special studies needed, and to identify appropriate project roles and contributions.

T-7: Transit Development Plan – Seek funding to develop strategies, actions and tools to make transit more usable in the county.

T-8: Transportation Futures Study – Develop long-term plan to identify top priority transportation improvements needed on state, regional and local systems in Clackamas County over the next 50 years. Forecast major population, economic, environmental and technology changes to inform what investments or actions are required to meet those needs.

T-9: Fee In Lieu of (FILO) Sidewalks Review – Amend fee-in-lieu-of-improvement provisions in ZDO 1007.

ECONOMICS: E-1: Update Comprehensive Plan Chapter 8, Economics

E-2: Park Ave Development and Design Standards – Develop and implement public outreach on commercial design and development standards, assess the livability of adjacent residential neighborhoods, and draft proposed design and development standards to support community goals.

NATURAL RESOURCES: NR-1: Update Comprehensive Plan Chapter 3, Natural Resources

OTHER:

O-1 Minor and Time Sensitive ZDO Amendments will be presented for action to the Planning Commission and the Board of County Commissioners once a year, every year, as needed. Includes, but is not limited to, dog daycare/boarding, small-scale manufacturing (limited changes only) and increasing the distance for property owner notice of land use applications in rural areas.

O-2 Audit of Zoning and Development Ordinance – Continue and complete multi-year Zoning and Development Ordinance audit.

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
1	6/22-25/21	Tim Krueger and Glen Hamburg (Planning Staff)	June 22-25 email correspondence concerning the state's PLA requirements, Type II applications, and temporary dwellings
2	6/25/21	Suzanne Wolf, Historic Downtown Oak Grove (HDOG)	June 25 email describing HDOG's discussion of ZDO-280 and potential future amendments related to "artisan manufacturing"
3	7/1/21	Kelli Grover and Planning Staff	July 1 email correspondence concerning proposed expansion of pre-app validity period
4	7/14/21	Fred Wilson, Kellington Law Group	July 14 emailed letter in support of ZDO-280 and particularly concerning Rolling Hills Community Church and the proposed amendments related to charitable healthcare services accessory to places of worship, with two attached exhibits
5	7/16/21	Britney Colton	July 16 emailed comment in support of allowing medical services on church property
6	7/16/21	Jennifer Bolin	July 16 emailed comment in support of ZDO amendments allowing clinics like Borland Free Clinic
7	7/16/21	Josh Rhoden	July 16 emailed comment concerning Borland Free Clinic, Rolling Hills Church, and healthcare services
8	7/16/21	Kathleen Towne	July 16 emailed comment in support of amending the ZDO to allow Borland Free Clinic to continue operating
9	7/16/21	Sarah Morrow	July 16 emailed comment concerning amendments to allow medical services on church property and in support of allowing Borland Free Clinic to remain open
10	7/16/21	Regina Atwood	July 16 emailed comment concerning Borland Clinic and in support of not letting regulations restrict certain church and volunteer activities

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
11	7/17/21	Rowanne Haley	July 17 emailed comment in support of allowing churches in the county to provide medical services on their property, detailing activities of Borland Free Clinic and Rolling Hills Community Church, and addressing regulations on churches
12	7/17/21	John Hiemstra	July 17 emailed comment concerning Borland Free Clinic and Rolling Hills Community Church and requesting approval of the Church's operations
13	7/17/21	Walter W. Emery	July 17 emailed comment concerning Borland Free Clinic and Rolling Hills Community Church and requesting approval of the Church's operations
14	7/17/21	Renee Johnson	July 17 emailed comment concerning Rolling Hills Community Church and its ministries
15	7/18/21	DJ and Wini Davis	July 18 emailed comment in support of the Borland Free Clinic operating at Rolling Hills Church and describing their participation in the church
16	7/18/21	Mary Klick	July 18 emailed comment in support of the Borland Free Clinic, describing its services, and advocating the clinic be enabled to continue its work
17	7/18/21	Steve Bohrer	July 18 emailed comment in support of the Borland Free Clinic, describing the purpose and operations of the clinic, and asking for consideration in evaluating the positive impacts the clinic provides
18	7/18/21	Richard Akerman	July 18 emailed comment in support of the Borland Free Clinic at Rolling Hills Community Church and adjustments to planning regulations, and describing the church's efforts and impacts
19	7/18/21	Larry and Jackie Lockwood	July 18 emailed comment in support of the Borland Free Clinic, describing its benefits, and appreciating consideration of a land use change

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
20	7/18/21	Marguerite Kendall	July 18 emailed comment concerning the work of Rolling Hills Community Church and advocating for consideration of the outreach ministry the church provides
21	7/19/21	Denise Authier	July 19 emailed comment in support of the Borland Free Clinic, detailing their volunteer work, and advocating for the clinic to be kept open
22	7/19/21	Paulette Jones	July 19 emailed comment describing their membership in Rolling Hills Community Church and advocating that the work of Borland Free Clinic be allowed to continue
23	7/19/21	Fran Gebhardt	July 19 emailed comment expressing gratitude for a proposal to change land use codes allowing all churches in the county to provide medical services on church property with certain restrictions and qualifications, and in support of Rolling Hills Community Church and the Borland Free Clinic
24	7/19/21	Jim Kendall	July 19 emailed comment expressing support for the Borland Free Clinic, describing the clinic, and asking for support for the continuation of the mission of Rolling Hills Church on Borland Rd
25	7/19/21	Tim and Wendi Butler	July 19 emailed comment concerning Borland Free Clinic, expressing concerns for the clinic's closure and the provision of healthcare, and advocating for Rolling Hills Church to be allowed to continue certain activities
26	7/19/21	Tom Havey	July 19 emailed comment expressing support for the Borland Free Clinic, describing its services, and characterizing the clinic's impacts and the local community's support for it
27	7/19/21	Sandy Kosik	July 19 emailed comment in support of Borland Free Clinic and describing their work at the clinic and the clinic's impacts

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
28	7/19/21	Scott Manley	July 19 emailed comment expressing thanks for a proposal to allow churches in Clackamas County to provide medical services, and encouraging the BCC to vote 'Yes' on this proposal
29	7/20/21	Chuck West and Patsy Cobb	July 20 emailed comment concerning their participation in Rolling Hills Community Church, and expressing support for the Borland Free Clinic and a proposal to allow churches in the county to provide medical services
30	7/20/21	Scott Burns	July 20 emailed comment in support of a proposal to allow churches to provide medical services
31	7/20/21	Ted and Wendy Carlson	July 20 emailed comment describing their history in the county, their volunteer work at Borland Free Clinic, and Rolling Hills Community Church, and advocating for a change to land use codes to allow churches in Clackamas County to provide targeted and appropriate medical services
32	7/20/21	Paul Osborn	July 20 emailed comment describing their former role at Rolling Hills Community Church and Christian church operations, and in support of a change in regulations to specifically allow certain medical services on church properties
33	7/21/21	David A. Carr	July 21 emailed comment expressing support for a proposed land use code change to allow churches to provide medical service on church property, and describing their involvement in and the operations of Rolling Hills Community Church and Borland Free Clinic
34	7/21/21	Joanne Petrie	July 19 letter in support of Borland Free Clinic, describing their work as a hospice chaplain, and in opposition to government and planning regulations restricting certain church activities

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
35	7/21/21	Carol Kadel	July 21 emailed comment concerning Rolling Hills Church and its activities
36	7/21/21	Mary Schaber	July 21 emailed comment in favor of a proposal to allow all churches in the county to provide medical services on church property
37	7/21/21	Glenna Harris	July 21 emailed comment in support of a proposed change to allow churches to provide medical clinic services to those in need in their own community and describing the purpose and activities of churches
38	7/21/21	Marylee Mogil	July 21 emailed comment advocating for the Borland Free Clinic to be allowed to continue to operate at the Rolling Hills Church and addressing its need and impacts
39	7/21/21	Kelly Newton	July 21 emailed comment in support of the Borland Free Clinic and advocating for it to be allowed to continue to provide services
40	7/21/21	Stephanie Tharp	July 21 emailed comment concerning the Borland Free Clinic and the role of governments and regulations, and advocating for BCC to adopt a proposal that allows churches in the county to provide medical services upon meeting certain restrictions and qualifications
41	7/22/21	Maureen Jones	July 22 emailed comment expressing support for Borland Free Clinic and it being allowed to continue, and describing their volunteer work
42	7/22/21	Charles R. and Mary C. Esterly	July 22 emailed comment in support of a proposal to change land use codes to allow churches in the county to provide medical services on their property, and in support of enabling churches to determine how ministry will occur within their buildings

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
43	7/22/21	Noriko Kawakami	July 22 emailed comment in support of Borland Free Clinic and a land use code revision to allow churches to provide medical services on their properties, and describing their background and the impacts of operations of Rolling Hills Church
44	7/22/21	Lee Havens	July 22 emailed comment advocating for Borland Medical Clinic to be allowed to continue to offer certain services
45	7/22/21	Carissa Ellis	July 22 emailed comment advocating for a change to land use codes to allow all churches in the county to provide medical services on church property, and describing their background and participation at Borland Free Clinic
46	7/22/21	Debbie Osterhoudt	July 22 emailed comment describing the operations of Rolling Hills Community Church and Borland Free Clinic, and advocating for a change to codes to allow medical services on church property
47	7/22/21	Julia Speer	July 22 emailed comment expressing support for the Borland Free Clinic, its work, and churches providing such services
48	7/22/21	Nicole Schmitt	July 22 emailed comment describing their work as a volunteer at Borland Clinic, and advocating for consideration that regulations would be harmful and affect communities that do not have access to healthcare
49	7/22/21	Sandy Kosik	July 22 emailed comment forwarding a link to an article about Borland Free Clinic
50	7/22/21	Bob and Marcena Monroe	July 22 emailed comment in support of the operations of Borland Free Clinic at Rolling Hills Community Church

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
51	7/23/21	Alan and Alice Kluge	July 23 emailed comment concerning their membership in Rolling Hills Community Church, the mission of churches, and the services of the Borland Clinic, and encouraging a change in rules to allow Rolling Hills Community Church and other churches to continue to offer medical services
52	7/23/21	John Mountz	July 23 emailed comment concerning Rolling Hills Community Church and the Borland Free Clinic and their operations, and discouraging removal of the clinic
53	7/23/21	Timothy Hutchison	July 23 emailed comment in support of the Borland Free Clinic on church property, and expressing beliefs in the role of a government's involvement in a church's services
54	7/23/21	Scott Speer	July 23 emailed comment concerning medical care and Christianity, and expressing support for the Borland Free Clinic
55	7/24/21	William Howard	July 24 emailed comment concerning County and government help to churches
56	7/24/21	Donald Lathen	July 24 emailed comment in favor of changes to land use codes so that the Borland Free Clinic can continue to function
57	7/25/21	Matt Majewski	July 25 emailed comment in support of the Borland Free Clinic
58	7/25/21	Kyle Tribken	July 25 emailed comment on the responsibility of charity and in support of the mission of the Borland Free Clinic
59	7/25/21	Jocelyn Lovenburg	July 25 emailed comment detailing participation in the Rolling Hills Community Church and the role of the Borland Free Clinic, and advocating for clinics to be part of churches
60	7/25/21	Keri Rhoden	July 25 emailed comment in support of clinics such as the Borland Free Clinic

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
61	7/25/21	Robert Zybeck	July 25 emailed comment in support of an exception to allow Borland Free Clinic Services, and including a link to an online PDF document
62	7/25/21	Donna Gould	July 25 emailed comment encouraging an amendment to ZDO-280 to allow charitable healthcare services in places of worship, expressing concerns about the health of communities and access to healthcare, and in support of efforts that will provide services to vulnerable populations
63	7/25/21	Sam Haley	July 25 emailed comment in support of the Borland Free Clinic, and detailing certain volunteer work
64	7/25/21	Rhonda Began	July 25 emailed comment describing the role of faith communities, the need for medical support, and the abilities of the Borland Free Clinic, and advocating for certain amendments to land use laws
65	7/25/21	Christopher Calawa	July 25 emailed comment in support of allowing all churches in the county to provide medical services on church property and describing the historic role of faith groups
66	7/26/21	Bob and Cammy Bauer	July 26 emailed comment describing their occupation and church membership, and stating their belief that the Borland Free Clinic should be allowed to continue
67	7/26/21	Chris Goodell	July 26 emailed letter in support of Ordinance ZDO-280 and the planned text amendments to Section 1005
68	7/26/21	Rebecca DePalma	July 26 emailed comment in support of Borland Clinic
69	7/26/21	Jeff Mattson	July 26 emailed comment in support of the Borland Free Clinic, detailing their membership, and addressing the role of governments and planning regulations

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
70	7/26/21	Kay Hopkins	July 26 emailed comment in support of the Borland Free Clinic, describing the historic role of churches, and stating religious beliefs
71	7/26/21	John Gill and Lotus Kindred	July 18 letter describing membership in Rolling Hills Community Church and the church's operations, and urging changes to fully allow the church to continue offering free medical service
72	7/26/21	"Mr. and Mrs. Warren Guest"	July 21 letter on the opportunities and responsibilities of churches and the needs of the Borland Free Clinic
73	7/26/21	Peggy Akerman	July 26 emailed comment in support of the Borland Free Clinic and describing the clinic's role
74	7/26/21	Alred and Maria Frederickson	July 26 emailed comment opposing government being against churches helping people who don't have money to afford health care
75	7/26/21	Matt Presjak	July 26 emailed comment in support of the continuation of the work of the Borland Free Clinic, and describing the services of the clinic
76	7/26/21	Kelsey Severson	July 26 emailed comment in support of the Borland Free Clinic
77	7/26/21	Rita Valdes	July 26 emailed comment in favor of keeping the Borland Free Clinic open at Rolling Hills Community Church
78	7/26/21	Arthur Hayward	July 26 emailed comment in support of allowing the Borland Free Clinic to continue operating from the lower level of the Rolling Hills Community Church, describing their previous employment and endeavors, and addressing the location, capacity, and impacts of the church's operations
79	7/26/21	Kelly Atwood	July 26 emailed comment detailing attendance at Rolling Hills Church, the operations of the Borland Free Clinic, and the clinics impacts

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
80	7/26/21	María Reyes	July 26 emailed comment in support of the Borland Free Clinic and describing its services to Spanish-speaking, low-income, and Latin American communities, and
81	7/26/21	Kristin and Donnie Schmidt	July 26 emailed comment in support of Borland Free Clinic and opposed to planning regulations preventing churches from helping those in need
82	7/26/21	Marco Gutierrez	July 26 emailed comment regarding churches providing certain services and the need for health care
83	7/26/21	Julie Madrid	July 26 emailed comment in support of the Borland Free Clinic, describing the role of Rolling Hills Community Church, and asking that measures be taken to keep the Borland Free Clinic's services available at the church
84	7/27/21	Frank Bubenik	July 27 emailed comment on behalf of the Tualatin City Council in support of allowing all churches in Clackamas County to provide medical services on church property with certain restrictions and qualifications, and describing the services provided by the Borland Free Clinic
85	7/27/21	Madeline Justus	July 27 emailed comment describing their role at Borland Clinic and the clinic's services, and advocating for the clinic to be kept open
86	7/27/21	Laura Loertscher	July 27 email detailing their role as a physician and teaching faculty, opposed to planning regulations preventing churches from doing certain work, and in support of changes to land use laws to allow churches in the County to provide medical services on church property with appropriate restrictions

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
87	7/27/21	Mae Won	July 27 emailed comment in support of changing land use laws to allow medical services on church property and describing the needs of Borland Free Clinic and the beliefs of Rolling Hills Community Church
88	7/27/21	Karen Lytle Blaha	July 27 emailed comment in support of allowing churches in the County to provide medical services on their property
89	7/27/21	Kristen and Dan Hardy	July 27 emailed comment in support of Borland Free Clinic to remain at Rolling Hills, and describing the church, its capacity, and its impacts
90	7/27/21	Martin Bergman	July 27 emailed comment in support of allowing churches in the County to provide medical services on church property with appropriate qualifications and restrictions, and describing religious teachings, the role of governments, and their membership in Rolling Hills Community Church
91	7/27/21	Bev Shinn	July 27 emailed comment regarding Borland Free Clinic and in support of allowing the continuation of practical and medical services for the underprivileged
92	7/27/21	Cameron and Brenda Hebard	July 27 emailed comment in support of allowing all churches in the County to provide medical services on church property with certain restrictions and qualifications
93	7/28/21	Brent and Nancy Jauch	July 28 emailed comment urging passage of regulations to allow churches to provide medical services on church property
94	7/28/21	Grace Yoon	July 28 emailed comment in support of the Borland Free Clinic providing medical services on the campus of Rolling Hills Community Church, and describing volunteer activities and membership in Rolling Hills Community Church

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
95	7/29/21	Betty Rickard	Undated letter concerning churches, expressing thanks, detailing participation in Hope's Table, and discussing contributions to Borland Free Clinic
96	7/29/21	Glenda Burns	July 29 emailed comment describing role in Rolling Hills Community Church and the services of Borland Free Clinic, and advocating for the services of the clinic to be kept available
97	7/29/21	Bill Ellis	July 29 emailed comment in support of changing land use laws to allow all churches in the County to provide medical services on church property with certain restrictions and qualifications and describing Biblical teachings and the work of Borland Free Clinic
98	7/29/21	Sandy Kosik	July 29 emailed comment concerning transportation to Borland Free Clinic, and including an email from Tangerine Behere
99	7/29/21	Sheryl Richardson	July 29 emailed comment regarding Borland Free Clinic's services to low-income populations
100	7/30/21	Bill Towne	July 30 emailed comment in support of updating conditional use language for churches to include medical clinics, and describing the historic efforts of churches and the work of Borland Free Clinic
101	7/30/21	Beth Martin	July 30 emailed comment in support of allowing Borland Free Clinic to continue operations at Rolling Hills Community Church
102	7/30/21	Judy Christensen	July 30 emailed comment in support of allowing free medical clinics such as the Borland Free Medical Clinic to operate on church properties, describing the work that churches can do, and advocating for support of rights to provide care to individuals in need

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
103	7/30/21	Charles Combs	July 30 emailed comment concerning Borland Free Clinic and the purpose of a Christian church, and stating that they have no objections to any variance necessary to allow the Borland Free Clinic to continue
104	7/30/21	Dennis and Zoe Anne Pilger	July 30 emailed comment detailing their reaction to considerations of changes to conditional use regulations and their religious beliefs, describing the operations of Borland Free Clinic, and in support of approving a proposal to change a conditional use
105	7/30/21	Joan Green Johnson	July 30 emailed comment requesting passage of a proposal to allowing local churches to provide medical services on church property, and characterizing the history of Rolling Hills Community Church, Borland Free Clinic, and governments
106	7/30/21	Arielle Mazzuca	July 30 emailed comment in support of the Borland Free Clinic and describing the operations of Rolling Hills Community Church, the beliefs of Christians, and the benefits of the clinic to Clackamas County
107	7/30/21	Caryl Kenworth	July 30 emailed comment regarding Borland Free Clinic, describing work as a nurse practitioner, and in support of church property being used to provide certain services
108	7/31/21	Erin Schwartz	July 31 emailed comment regarding Borland Free Clinic, expressing thanks to the County, and detailing receiving the clinic's services and the clinic's volunteer efforts
109	7/31/21	Juanita Daley	July 31 emailed comment in support of the Borland Free Clinic operating out of Rolling Hills Community Church

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
110	8/1/21	Michelle Stuedli	August 1 emailed comment in support for Borland Free Clinic and changing land use laws to allow churches in the County to provide medical services on church property with stipulations/qualifications, and describing the abilities of non-profit organizations
111	8/2/21	Valerie Eaton	August 2 emailed comment in support of the Borland Free Clinic and describing their membership in Rolling Hills Community Church
112	8/2/21	Catherine West	August 2 emailed comment in support of Borland Free Clinic operating out of Rolling Hills Church, describing their role with a school district, and advocating for adjustments that allow the clinic to continue operating out of the church
113	8/3/21	Diane Brown-Hatzi	August 3 emailed comment in support of allowing all churches in the County to provide medical services on church property and describing the value of the Borland Free Clinic
114	8/5/21	Sue Newton	August 5 emailed comment regarding Borland Free Clinic and in favor of changing land use laws so that churches can provide free medical care to needy people
115	8/5/21	Daniel Bell	August 5 emailed comment regarding Borland Free Clinic, in favor of churches helping the sick and needy, and describing the historic functions of religious organizations
116	8/5/21	[Illegible, but initials likely "MH"]	August 2 letter in support of the Borland Clinic housed at Rolling Hills Community Church
117	8/5/21	Monte Taylor	August 5 emailed comment regarding Borland Free Clinic, their membership in and financial support to the clinic, and requesting support to changes in land use laws so that the clinic can support the community

EXHIBIT LIST

IN THE MATTER OF ZDO-280: Minor and Time Sensitive Comprehensive Plan and Zoning and Development Ordinance Amendments (FY 2021)

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
118	8/5/21	Stephen Winstead	August 5 emailed comment in support of the Borland Free Clinic, discussing reliance on government, and describing their religious beliefs
119	8/6/21	Paul Arro	August 6 emailed comment in support of allowing churches to provide medical services on church property
120	8/6/21	Melinda Taylor	August 6 emailed comment in support of allowing all churches in the County to provide medical services on church property with certain restrictions and qualifications, and describing their membership in Rolling Hills Community Church and the services of Borland Free Clinic
121	8/6/21	Chris Suton	August 6 emailed comment regarding Borland Free Clinic, describing religious beliefs, and in support of allowing Rolling Hills Community Church to help with the community and those in need
122	8/7/21	Barbara Bergman	August 7 emailed comment in support of allowing churches in the County to provide medical services on church property with appropriate qualifications and restrictions, describing religious beliefs and the operations of churches, and discussing the role of governments and planning regulations

Hamburg, Glen

From: Hamburg, Glen
Sent: Friday, June 25, 2021 2:35 PM
To: 'Tim Krueger'
Subject: RE: Notice of Ordinance ZDO-280

Hi Tim,

Please see my responses to your questions in line and in red below.

Regards,

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beaver Creek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Tim Krueger <timk5300@yahoo.com>
Sent: Friday, June 25, 2021 2:09 PM
To: Hamburg, Glen <GHamburg@clackamas.us>
Subject: Re: Notice of Ordinance ZDO-280

Warning: External email. Be cautious opening attachments and links.

Hi Glen-

Thanks for providing the information on the proposed amendments.

I do have a few follow-up points:

1. What are the state regulations for PLA's? Can you provide a copy?

The state's requirements for property line adjustments in natural resource zones are in many separate corners of state statute and regulation, but are generally in: Oregon Revised Statutes (ORS) 92.192; ORS 195.300; ORS 215.283; Oregon Administrative Rules (OARs) 660-006-0026; and OAR 660-033-01100. The state maintains the

Exhibit 1

ZDO-280: FY2021 Minor and Time Sensitive Amendments

Page 1 of 3

copies of current statutes and regulations, all of which can be located with an online search. The County's draft amendments incorporate the relevant ORs and OARs in ZDO Sections 1105 and 1107 [online here](#).

2. What is a Type II application process? Can you provide a copy of that also?

A "Type II" application is described in detail in ZDO Section 1307 [online here](#). It is specifically defined in ZDO Subsection 1307.04(A)(2), and are reviewed according to the procedures outlined in Subsections 1307.07 and 1307.09. ZDO-280 proposes to amend section 1307 as outlined [here](#).

3. I'm interested in more information on hardship or in-law suite housing options. I'm not seeing that information, can you share a link or pertinent document?

Would the proposed PLA changes loosen the restrictions on these options or have any related impact?

The criteria for temporary dwellings for care are in ZDO Section 1204 [online here](#). The application form for a temporary dwelling for care permit ([here](#)) also has some information, including responses to FAQs toward the end of the application form. I'm not sure what you mean by an "in-law suite", but the proposed rule changes for property line adjustments will not, nor will any other proposed amendments in ZDO-280, change existing rules related to temporary dwellings for care or dwelling allowances in natural resource zones.

Thanks,
Tim Krueger

On Tuesday, June 22, 2021, 04:27:11 PM PDT, Hamburg, Glen <ghamburg@clackamas.us> wrote:

Hi Tim,

Attached is a notice of public hearings on proposed amendments to the County's Comprehensive Plan and Zoning and Development Ordinance, including amendments concerning property line adjustments (PLAs) in natural resource zones (e.g., the AG/F, EFU, and TBR zoning districts), which I believe you were interested in following. The amendments, which can be found by accessing the webpage listed in the notice (specifically in ZDO Sections 401, 406, and 1107), would repeal certain County-imposed limitations on PLAs in these zones, including repealing the restriction on PLAs that reduce a property in one of these zones by more than five percent of its current size.

Feel free to submit any comments you have on these proposed amendments to me and I'll see that they're included in the record.

Regards,

Glen Hamburg

Senior Planner

Clackamas County Planning & Zoning

150 Beaver Creek Rd

Oregon City, OR 97045

Tel: 503.742.4523

General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

Hamburg, Glen

From: Suzanne Wolf <sznnwolf@gmail.com>
Sent: Friday, June 25, 2021 9:34 AM
To: Hamburg, Glen
Subject: Re: ZDO-280
Attachments: ZDO-280 CPO & Interested Parties Notice.pdf

Warning: External email. Be cautious opening attachments and links.

Good morning Glen,

HDOG Board met yesterday to discuss ZDO-280 as well as to consult with Joseph Edge as to whether we should continue to advocate for an addition of an “artisan manufacturing” definition. Joseph informed us that the intent of this proposed amendment was to be explicit in the code as to what is permitted rather than to assume ambiguous definitions are sufficient.

He goes on to clarify that because the dog daycare was not expressly permitted, the applicant needed a similar use review to establish that the proposed use was allowable. Despite a favorable decision (and a letter of support by the OGCC), the decision did not come in time for the property owner, who by then exercised their option to move on to the next bidder. So instead of a potentially thriving business serving the community, Oak Grove has storage in the building across Arista from the bar and school field. Storage.

The county's position is not unreasonable, but being explicit empowers applicants to avoid situations like the dog daycare that could have been.

It is the desire of the HDOG Board to continue advocating for an addition of an “artisan manufacturing” definition to the county code ZDO-280. Given this position, should HDOG expect to submit written and oral testimonies to the Planning Commission and BCC for the next round (July 26th and August 28th) of amendments. Please advise us on how to proceed.

Thank you,

Suzanne

On Jun 23, 2021, at 10:32 AM, Suzanne Wolf <SZNNWOLF@GMAIL.COM> wrote:

Thank you, Glen, for the notice!

On Jun 22, 2021, at 4:19 PM, Hamburg, Glen <GHamburg@clackamas.us>
wrote:

ZDO-280: FY2021 Minor and Time Sensitive Amendments

Exhibit 2
Page 1 of 2

Hi Suzanne,

Attached is a copy of the public notice on the next round of minor amendments that we've recently discussed. The notice summarizes all of the issues the amendments (in Ordinance ZDO-280) proposes to address, and links to a webpage where all of the proposed amendments can be accessed.

Kind regards,

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beavercreek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

Hamburg, Glen

From: kelli grover <kg@firwooddesign.com>
Sent: Thursday, July 1, 2021 4:44 PM
To: Hamburg, Glen
Subject: RE: Pre-App Validity Period

Warning: External email. Be cautious opening attachments and links.

Ok Thanks !

From: Hamburg, Glen [mailto:GHamburg@clackamas.us]
Sent: Thursday, July 1, 2021 4:21 PM
To: 'kelli grover'
Subject: RE: Pre-App Validity Period

Hi Kelli,

If the ordinance is adopted as proposed, we would accept applications that had pre-apps two years before the application is submitted, even if the pre-app itself was held back when the validity period was just one year. So, if the ordinance is adopted and given an effective date of, say, September 1, 2021, you could turn in an application for a partition on September 1, 2021, provided the partition had a pre-app on or after September 1, 2019.

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beaver Creek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: kelli grover <kg@firwooddesign.com>
Sent: Thursday, July 1, 2021 4:13 PM
To: Hamburg, Glen <GHamburg@clackamas.us>
Subject: RE: Pre-App Validity Period

Warning: External email. Be cautious opening attachments and links.

Exhibit 3

ZDO-280: FY2021 Minor and Time Sensitive Amendments

Page 1 of 2

Thank you Glen for the e-mail and information. One question comes to mind. Will the Ordinance allow for a retro-active period to apply to previous pre-applications that were held in 2020?

Kelli A. Grover, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

Licensed in OR, WA, ID & MT
OR DBE, WBE #3741

P: 503-668-3737 X113
F: 503-668-3788

From: Hamburg, Glen [<mailto:GHamburg@clackamas.us>]
Sent: Thursday, July 1, 2021 3:25 PM
To: 'kg@firwooddesign.com'
Subject: Pre-App Validity Period

Hi Kelli,

A member of your team wanted to drop off an application for a partition today, but the pre-application conference for the proposal was held more than 12 months ago, so is no longer valid. I explained that a new pre-app would be needed before the application could be accepted, but advised that they contact Ben Blessing (bblessing@clackamas.us) directly to understand how that could work.

On a related note, the County is considering amending its code to extend the pre-app validity period from one year to two years. That proposal is included in a package of amendments under Ordinance ZDO-280, with public hearings scheduled for July and August. I've attached a copy of the notice here for your reference. If you have any feedback on the proposal, you're welcome to share it with me. I can also keep you in the loop on what the Board ultimately decides after the scheduled public hearings.

Regards,

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beaver Creek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



July 14, 2021

Via Electronic Mail
Clackamas County Planning Commission
C/O Glen Hamburg
150 Beaver Creek Road
Oregon City, OR 97045

RE: Ordinance ZDO-280 – Proposed Code Amendments

Dear Planning Commissioners:

Our office represents the Rollings Hills Community Church (Rolling Hills), which is in favor of the proposed code amendments. Please include this letter in the file for ZDO-280.

ZDO-280 proposes 12 separate code amendments. Rollings Hill submits this letter in support of proposed amendment 6, which provides:

“Allow charitable healthcare services accessory to a place of worship approved as a conditional use, subject to standards, and recognize existing allowances in state law for other uses accessory to a place of worship.”

Initially, Rolling Hills would like to thank planning staff, the Planning Commission, and the Board of County Commissioners for proposing these code amendments. Charitable Health Services (CHS) provide such a beneficial and desperately needed service to those who need those services the most. CHS provide no financial benefit to churches – in fact it costs churches money, but churches consider it money very well spent. We commend the County for proposing to clarify that such services are allowed as accessory uses to places of worship if certain

conditions are met. As the notice for ZDO-280 explains, the proposed code amendments would allow CHS as an accessory use to places of worship, provided the CHS:

- (1) Occupy no more than 10 percent of the combined floor area of all structures associated with places of worship on the same property; and
- (2) Are operated by a charitable organization that is tax-exempt under Section 501(c)(3) of the Internal Revenue Code.¹

The Clackamas County Zoning Development Ordinance (ZDO) generally requires conditional use review for places for worship. For instance, Rollings Hills' property is zoned Rural Residential Farm Forest – 5-Acre (RRFF-5), and Rolling Hills was required by what is currently ZDO Table 316-1 to obtain a conditional use permit, which it received in 2002. Permitted and conditional uses are also allowed to have “Accessory Uses” to the primary use. ZDO 202 defines “Accessory Building or Use” as:

“A subordinate building or use, the function of which is incidental to that of the main building or use on the same lot.”

Therefore, an accessory use must be “subordinate” and “incidental” to the main or primary use. ZDO 202 does not define “subordinate” or “incidental.” “Subordinate” is defined as “inferior to or placed below another in rank, power, importance, etc; secondary.” Webster’s New World Dictionary, Second College Edition 1419. In the context of land use, an accessory use is one that is inferior or secondary to the primary use. The first condition quoted earlier – that the CHS occupy no more than 10 percent of floor area of the primary use – clearly goes

¹ The proposed amendments would also add the language from the Mini-RLUIPA statute at ORS 215.441 to include other customary religious practices. Rolling Hills is also in favor of that portion of the amendment.

towards establishing that the proposed CHS accessory use would be subordinate to the primary place of worship use.

“Incidental” is defined as “happening as a result of or in connection with something more important; casual.” *Id.* at 710. In the land use context, an incidental use is one that happens as a result of or in connection with the primary use. “Incidental” means that there is a connection between the primary and accessory use. In other words, if the primary use is residential then there must be a residential aspect to the accessory use. For instance, garages have a residential aspect to them – they further and enhance residential use. Similarly, CHS have a religious aspect to them – they further and enhance a religious institution’s mission. CHS are different than, for instance, car washes. While car washes could certainly be subordinate to the primary use of a church, there is no religious aspect to a car wash – so the car wash would not be incidental to the primary use of the church. The proposed code amendments recognize that CHS happen as a result of a place of worship wanting to provide such services to those in need and providing those services in connection with the place of worship.

In the RRFF-5 zone, “Accessory Buildings and Uses, Customarily Permitted” are allowed uses. ZDO Table 316-1. Table 316-1 provides a long list of “Accessory Buildings and Uses, Customarily Permitted”:

“Accessory Buildings and Uses, Customarily Permitted, such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family child care homes, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property management and maintenance offices, recreational facilities (such as bicycle trails, children’s play

structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit, amenities, trellises, and utility service equipment.”²

As Planning Director Jennifer Hughes has persuasively explained in prior cases (such as the various Willamette United cases), when the ZDO has a list of uses preceded by “such as” (as it does for Accessory Uses) that means it is a non-exhaustive list of uses. When the list of uses is preceded by “including,” on the other hand, the uses are limited to the specifically listed uses. This makes perfect sense in the context of accessory uses, as it would be impossible to compile an exhaustive list of potential accessory uses. Therefore, just because ZDO Table 316-1 does not specifically list CHS as accessory uses does not mean that they cannot be allowed accessory uses.

Rolling Hills has been operating a medical ministry (or CHS) known as the Borland Free Clinic (the Clinic) in the lower level of the church. Rolling Hills established the Borland Clinic as a non-profit 501(c)(3) entity for legal purposes, but the Clinic operates as a function of Rolling Hills. The Bylaws of the Clinic state at Section 2 that the “primary purposes” of the corporation “shall be to express the love of Christ to individuals through the provision of . . . [h]ealth care services for underprivileged individuals” and, among other things, “[p]rayer for those in need of medical care and their families and loved ones.” The Bylaws of the clinic also require at Section 8 requires “all Directors, Officers, the Clinic Administrator” (and others designed by the Board) to sign a detailed “Statement of Faith”. Rolling Hills’ Elder Board provides oversight as to the faithfulness to this statement of faith. Pastor John

² A similar list of accessory uses is found throughout the ZDO for different zones.

Geffel sits on the Board of the Borland Free Clinic. In addition, three of the current clinic Board members are current or former Elders of Rolling Hills.

Rollings Hills believes that the Clinic currently meets the definition of accessory use because the Clinic is subordinate and incidental to the primary use of the church. The Clinic provides on-site, free health services to the poor, twice a week, between the hours of 3PM and 8 PM. The area of the church within which the clinic operates is 3300 square feet situated in the lower level of the church that was originally approved for the much more intensive use of a daycare facility for 150-200 children. The Clinic is used by approximately 20 given people at any given time during operating hours. There are two doctors who volunteer their time and expertise and other volunteer staff, as well as three paid part time staff. Neither Rolling Hills nor the Clinic profit from its operation. The Clinic takes up 3300 square feet of an over 218,000 square foot church (less than two percent) and is only operated two afternoons a week. The Clinic would seem to indisputably be secondary or subordinate to the primary use of the church.

In previous discussions with planning staff there was discussion about how prevalent such medical ministries or CHS must be to be considered incidental to church use. While CHS are becoming more and more common with the increased need for medical services for the poor, obviously places of worship need to have the size and resources to provide such services – not every place of worship is in such a position.³ That does not mean that CHS are not incidental to the primary use of a church. As a cursory glance at the list of accessory uses in ZDO Table 316-1 shows, many of those uses are not found in a majority of (in this case mainly) rural residential uses. For instance, amateur (Ham) radios antennas and towers, decorative

³ We have attached articles describing the increase in CHS across the country as exhibits to this letter.

ponds, electric vehicle stations, greenhouses, outdoor kitchens, putting greens, swimming pools, self-service laundry facilities, etc. are not found more often than not with the primary uses they are associated with. To be incidental, an accessory use need not be usually or more often than not found with the primary use – it must only be found to be a result of or in connection with the primary use. A swimming pool is an excellent example. Most residences (especially in Oregon) do not have swimming pools, but some do. Even though swimming pools are not particularly common for residences they are still accessory uses because the swimming pools are a result of and in connection with the primary residential use. There is a residential aspect to swimming pools. Similarly, while CHS may not be a ubiquitous accessory use for places of worship, they are clearly a result of and in connection with the primary use of the church. There is a religious aspect to CHS. The church provides medical care to the sick as part of its religious mission.

While Rolling Hills believes that the Clinic meets the current definition of accessory use, Rolling Hills believes the proposed amendments are an excellent codification of the meaning of subordinate and incidental use as it applies to CHS. Even though Rolling Hills believes it meets the definition of accessory use, as CHS are not specifically listed as an accessory use, Rolling Hills would need to demonstrate to the County that in the particulars of its situation it meets that definition. That demonstration would almost necessarily involve a discretionary decision by the County. The benefit of the proposed code amendments is that they provide parameters for CHS that result in clear and objective standards that should not require a discretionary process. While the Clinic would seem to easily meet the definition of a subordinate and incidental use, in other circumstances it might not be so clear. The proposed amendments would provide a welcome standard to uniformly make such decisions.

In conclusion, Rolling Hills fully supports the proposed code amendments regarding CHS as accessory uses as reflected in the proposed language. Rolling Hills thanks the County for its work in making such important and needed services available to those in need and respectfully requests that Planning Commission recommend approval of the proposed code amendments.

Sincerely,



Fred Wilson

WFW/kjs
cc: John Geffel

Church Involvement with Free & Charitable Clinics

Introduction & Background

This document has been written to provide objective and verifiable support for the premise that operating the Borland Free Clinic (BFC) on Rolling Hills Community Church's (RHCC) property is within the scope of what would be considered a religious activity customarily associated with the practices of RHCC.

RHCC has conducted research to provide objective and verifiable information that supports that RHCC's medical ministry, wholly conducted within its church, is not a rare exception; but rather is an activity that is customarily associated with the practices of religious activity.

Church Involvement in Free & Charitable Clinics

According to the National Association of Free & Charitable Clinics (NAFC), there are estimated to be 1,200 free and charitable clinics currently in operation across the US. According to a recent survey of their membership base of approximately 700 clinics, 291 are religiously affiliated.

According to an study (attachment provided) conducted by by Julie S Darnell, PhD, MHSA (Free Clinics in the United States, Arch Intern Med 2010, copyright American Medical Association) 66.3% of clinic's mean annual operating budgets of \$287 810 are provided by churches.

In another study, Congregation and Social Services: An Update from the Third Wave of the National Congregations Study by Mark Chaves and Alison Eagle, Dept of Sociology, Duke University, 2012 found that 83% of congregations engage in some social or human services activity intended to help those outside the congregation. Following is a chart showing the breakdown of major activities that indicates that "Health Programs" are the second most common activity for churches at 21%:

Church Involvement with Free & Charitable Clinics

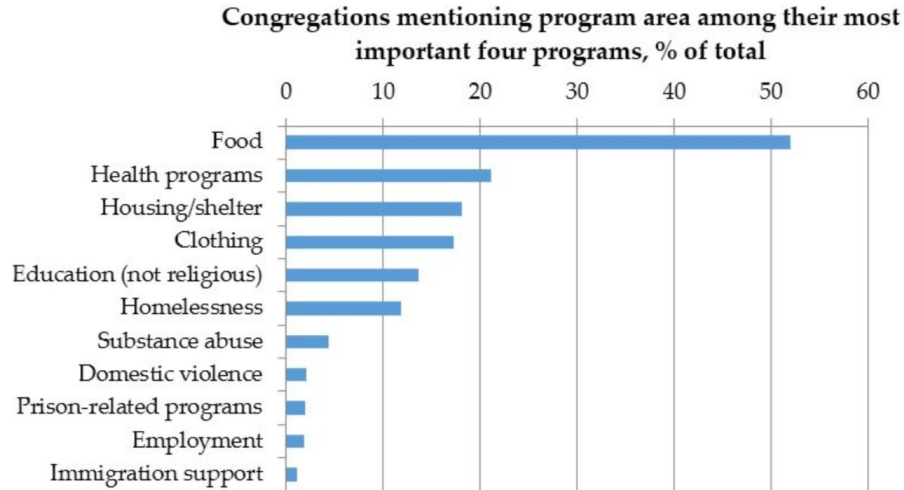


Figure 1. Congregational participation in selected social service program areas, 2012.

According to an older, but very significant study of churches in the Philadelphia area (Congregations as Social Service Providers: Services, Capacity, Culture and Organizational Behavior, Ram Cnaan, Jill Sinha and Charlene McGrew, 2004), the capacity of a church measured by size, community base, ethnicity, budget, location and space is a key determinant of social service activities. The larger the congregation, the more staff, the larger the budget and having facility space available are factor in a deeper and broader engagement and provision of social services.

In addition to this secondary research, RHCC worked with the NAFC to identify, more specifically, those clinics that operated on church property. This was done by the NAFC emailing all clinics that had identified as being religiously affiliated and asking them to respond if they were willing to be contacted to discuss their clinic operations. Based upon this, a sample population of 46 clinics have been identified and are listed in Appendix A of this document.

Conclusion

Based upon this evidence, both from secondary research conducted over that last 15 years and the current primary research conducted by NAFC:

- Churches in the US are highly involved in providing a broad array of social services to their communities
- Medical care is one of the top social service activities provided by churches in pursuit of the religious missions
- A high proportion of free and charitable clinics are supported and operated by churches across the country
- A significant portion of US churches providing medical care do so in the form of on-campus clinics (i.e. within the confines of the physical spaces of churches,

Exhibit 4

Church Involvement with Free & Charitable Clinics

synagogues and mosques).

State law requires the county to allow RHCC to conduct activities customarily associated with the practices of the religious activity”. Moreover, RHCC’s CUP authorizes it to conduct religious activity as well as other activity so long as the impacts of the use do not exceed the level of impact described in the application. Since the BFC is an activity customarily associated with the practices of religious activity as demonstrated in this letter and has a level of impact well within that which was contemplated by its CUP application, it is an approved use and should be not considered a violation of its CUP.

Church Involvement with Free & Charitable Clinics

Appendix A

Faith-based Free & Charitable Clinics Located in Churches, Synagogues & Mosques

Clinic Name	City	State	Contact Name	Phone #	Email
2435 Kinwest Clinic	Irving	TX		972 560 4600	missions@irvingbible.org
Augustinian Defenders of the Rights of the Poor	Philadelphia	PA	Lacie Michaelson	215 925 3566	lmichaelson@augustinian.org
Battleground Healthcare	Battleground	WA	Sue Neal	360 687 8941	skneal@bghealthcare.org
Beacon Clinic	Harrisburg	PA	Debra McClain	717 775 1111	executivedirector@beaconclinicpa.org
Bolingbrook Christian Health Center	Bolingbrook	IL	Sue Davis	630 783 2832	susandavis@yahoo.com
Bread of Healing Clinic	Milwaukee	WI	Rick	414 659 0182	breadofhealing@gmail.com
Casa el Buen Samaritano	Houston	TX	Julissa Chappell	832 863 6449	info@casaelbuen.org
Christ Clinic	Katy	TX	Lara Hamilton	281 391 0190	lara@christclinnkaty.org
Culmore Clinic	Falls Church	VA	Allison Colby	571 205 7649	abcolby@culmoreclinic.org
Faith Clinic	Yukon	OK	Melody Denton	405 818 6620	melodydentonaprn@gmail.com
Geneseo Parish Outreach Center	Geneseo	NY	Donna Flaherty	582 243 3120	geneseopoc@gmail.com
Good Samaritan Care Clinic	Mountain View	MO	Sheri Noble	417 934 6500	goodsamaritance@centurytel.net
Grace Clinic	Kennewick	WA	Mark Brault	509 551 0444	markb@gracecliniconline.org
Healing Bridge Clinic	Peach Tree City	GA	Mike Conaway	770 681 0157	director@healingbridgeclinic.org
Helping Hands Health & Wellness Center	Columbus	OH	Sarah Gray	614 262 5094	sgray@helpinghandsfreeclinik.org
Hope Clinic & Care Center	Menasha	WI	Shelby Miller	920 931 1151	smiller@hopeclinic.care
Hope House Free Medical Clinic	Big Rapids	MI	Carol Wilson-Jungck	231 598 9500	carolw2014@gmail.com
Islamic Center of Naperville	Naperville	IL	Tahmina Rahman	331 213 2291	lilac292@yahoo.com
Katallasso Family Health Center	York	PA	Dycelie Rivera	717 885 5637	dycelie@katimpact.org
La Clinica Christiana, Inc	Muscle Shoals	AL	Ralton McCarley	256 394 1561	raltonl@msn.com
Mercy Clinic	Fort Worth	TX	Peggy Leitch	817 840 3501	peggyleitch@mercy-clinic.org
Mustard Seed Community Health	Greensboro	NC	Lee Stanton	336 763 0814	lee.stanton@mustardseedclinic.org
Oakmont Baptist Church	Greenville	NC	Beverly Butler	252 756 1245	beverly@oakmontchurch.com
Ogemaw Hills Free Clinic	West Branch	MI	Laura Schorn	989 345 7880	freeclinik@ogemawhills.org
Plano Masjid Clinic	Plano	TX	Rhesma Khan	469 248 7903	reshmakhan@planoiasjid.org
Samaritan Health Ministries	Cedar Park	TX	Erika Pratt	512 331 5828	erpratt@theshm.org
San Jose Clinic	Houston	TX	Maureen Sanders	713 490 2601	maureensanders@sanjoseclinic.org
Sheep Inc Health Care Center	Monroeville	PA	Eileen Andrews	412 491 4844	eileen@sheepinc.org
Shepherd's Hand	Whitefish	MT	Jennifer Hyatt	406 260 3502	jennifer@shepherdshand.org
Shifa Community Clinic	Sacramento	CA	Hummadi Hibatallah	916 441 0036	hohummadi@ucdavis.edu
St. John Bosco Clinic	Miami	FL	Berta Cabrera	305 635 1335	berta.cabrera@ssjhealthfoundation.org
St. Thomas Clinic	Franklin	IN	Teresa Branham	317 535 6057	stthomasclinic@aol.com
Villa Therese Catholic Clinic	Sante Fe	NM	Victoria Otero	505 983 8561	execdiretor@vtccsf.org
Well One Health	Perris	CA	Tracy Dawes	951 777 8225	admin@wellonehealth.org
Western Berks Free Medical Clinic, Inc.	Robesonia	PA	Stacie Dreibelbis	610 693 6207	clinic@wbfmc.net
Body of Christ Community Clinic	Belton	TX		254 939 9500	
Christ's Family Clinic	Dallas	TX	Jennifer Clubb	214 261 9500	
Agape Clinic	Dallas	TX	Stephanie Bohan	972 707 7782	sbohan@theagapeclinic.org
Trinity Free Clinic	Carmel	IN	Dina Ferchmin	317 669 6920	dina@trinityfreeclinik.org
St. Michael's Clinic	Anniston	AL	Nanette Mudiam	256 236 6060	
M-Power Ministries	Birmingham	AL	Beverly Parker	205 595 5959	beverly.parker@mpowerministries.org
Holland Free Health Clinic	Holland	MI	Max Sievers	616 392 3610	msievers@hfhclinic.org
MAPS-MCRC Community Clinic	Redmond	WA	Nehath Sheriff	425 861 9555	nehathsh@gmail.com
Wellness and Stress Clinic of Memphis	Memphis	TN	Dr. Peter Hossler	901 306 5433	phossler@wellness901.org
Care & Concern Free Health Clinic	Pittston	PA	Gloria Blandina	570 954 0645	gblandia@comcast.net
Salem Free Clinics	Salem	OR	John McConville	503 990 8772	

Article

Congregations and Social Services: An Update from the Third Wave of the National Congregations Study

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Abstract: Congregations and other religious organizations are an important part of the social welfare system in the United States. This article uses data from the 2012 National Congregations Study to describe key features of congregational involvement in social service programs and projects. Most congregations (83%), containing 92% of religious service attendees, engage in some social or human service activities intended to help people outside of their congregation. These programs are primarily oriented to food, health, clothing, and housing provision, with less involvement in some of the more intense and long-term interventions such as drug abuse recovery, prison programs, or immigrant services. The median congregation involved in social services spent \$1500 per year directly on these programs, and 17% had a staff member who worked on them at least a quarter of the time. Fewer than 2% of congregations received any government financial support of their social service programs and projects within the past year; only 5% had applied for such funding. The typical, and probably most important, way in which congregations pursue social service activity is by providing small groups of volunteers to engage in well-defined and bounded tasks on a periodic basis, most often in collaboration with other congregations and community organizations.

Keywords: religion; social services; congregations; government funding; human services; volunteers; National Congregations Study

1. Introduction

The most lasting and important legacy of the second Bush administration's Faith-Based Initiative is the large body of research it inspired about religious organizations' place in our social welfare system. The Faith-Based Initiative did not change much on the ground. Religious organizations, including congregations, were an important part of our social welfare system long before the initiative, and they still are. Religious organizations, including congregations, received public funding to support social service activities long before the initiative, and they still do. All in all, religion's contributions to our social welfare system have not changed much since before the Faith-Based Initiative but, thanks to the research inspired by the initiative, we know much more about these contributions than we did before [1–3].

In this article we focus on congregations' social service activities. Research and writing on this subject in the midst of the Faith-Based Initiative was shaped by the policy debate, with those sympathetic to the initiative emphasizing the extent of social services performed by congregations and how much more they might be capable of doing, while those unsympathetic to the initiative emphasized how little social services congregations did, and the limits of what they reasonably could be expected to do [4–8]. With the fading of the Faith-Based Initiative, it now is clear that the policy debate obscured a fair degree of consensus concerning the basic facts about the extent and limits of congregations' social service work. Here we use data from the 2012 National Congregations Study to describe several key features of congregations' contemporary social service activity.

Exhibit 4

2. Data and Methods

2.1. Data

The National Congregations Study (NCS) is a survey of a nationally representative sample of religious congregations from across the religious spectrum, conducted in 1998, 2006, and 2012. In those years, the General Social Survey (GSS)—a well-known in-person survey of a nationally representative sample of non-institutionalized, English- or Spanish-speaking adults conducted by NORC at the University of Chicago [9]—asked respondents who said they attend religious services at least once a year where they worship. The congregations named by these people constitute a representative cross-section of American congregations. The NCS then contacted those congregations and interviewed someone, usually a clergy person or other leader, about the congregation's people, programs, and characteristics. Between the three waves of the NCS we now know about the demographics, leadership situation, worship life, programming, surrounding neighborhood, and more, of 3815 congregations.

The 2012 NCS (NCS-III) gathered data from 1331 congregations. The cooperation rate—the percentage of contacted congregations who agreed to participate—was 87%. The overall response rate, calculated in line with the RR3 response rate developed by the American Association for Public Opinion Research [10], but not taking account of the GSS's own response rate, is between 73% and 78%. We report a range because the exact response rate depends on assumptions about the congregations associated with GSS respondents who declined to nominate a congregation after stating that they attended more than once a year.

The probability that a congregation appears in the NCS-III sample is proportional to its size: larger congregations are more likely to be in the sample than smaller congregations. Using weights to retain or undo this over-representation of larger congregations corresponds to viewing the data either from the perspective of attendees at the average congregation or from the perspective of the average congregation, without respect to its size. More information about this and other NCS methodological details is available elsewhere [11–14].

2.2. Variables

The 2012 NCS asked congregational informants, “Has your congregation participated in or supported social service, community development, or neighborhood organizing projects of any sort within the past 12 months?” Respondents were instructed to exclude any “projects that use or rent space in your building but have no other connection to your congregation.” Any numerical estimate of the extent of congregations' social service activity depends on the exact way questions are asked and the extent of probing, and we know that more informal social service activities remain underreported without additional probing. Recognizing this, respondents who said “no” to this initial social services question were also asked, “Within the past 12 months, has your congregation engaged in any human service projects, outreach ministries, or other activities intended to help people who are not members of your congregation?” Congregations responding “yes” to either of these questions are considered to be engaged in social service activity of some sort.

In 2012, respondents who said “yes” to either of these questions were asked how many programs they sponsored or participated in within the last year. If they said four or fewer, they were asked to describe each program in an open-ended way. If they said more than four, they were asked to describe their four most important programs. The median number of programs reported was two for all congregations and three for congregations reporting some social service activity, with 73% of the latter reporting four or fewer programs. Five percent of congregations reported 15 or more distinct social service programs.

Interviewers were instructed to probe for each mentioned program's purpose (up to four programs), and they recorded verbatim the descriptions offered by the respondent. These verbatim descriptions were coded into a set of non-mutually-exclusive variables, each one indicating a specified program characteristic or area. Substantively, these variables indicate congregational participation in a

wide variety of arenas, including food, clothing, health, housing, disaster relief, domestic violence, prisons, employment, and immigration. Two coders independently coded each verbatim response, with disagreements resolved by a referee.

Congregations that mentioned social service activity were asked follow-up questions about how these activities were supported. For each program mentioned (up to four), informants were asked “whether it is a program or project completely run by your congregation, or whether it is a program that is run by or in collaboration with other groups or organizations.” Additional questions were asked regarding all of a congregation’s social service programs, not just its most important four: how much money was directly spent by the congregation on all of the programs, whether or not a staff person devoted at least 25% of his or her time in the past 12 months to these projects, whether the congregation received outside funds to support these activities, whether any outside funds came from government sources, and whether the congregation applied within the last two years for a government grant to support any of these activities. These items help us to assess the depth of congregational involvement in social services.

Two additional items in the NCS survey help assess congregational interest in social services: whether they have had a representative of a social service organization as a visiting speaker in the past year, and whether within the past year they had a group, meeting, class, or event to plan or conduct an assessment of community needs.

To assess differences across religious groups in social service activity, we use a modified version of a standard categorization [15] of congregations into five broad religious traditions: Roman Catholic, white liberal/mainline Protestant, white conservative/evangelical Protestant, black Protestant, and non-Christian congregations. These subgroups were constructed based primarily on denominational affiliations. Protestant congregations with at least 80% of the regularly participating adults of African or African American descent were placed in the black Protestant category, regardless of denomination. White Protestant congregations unaffiliated with any denomination were placed in the evangelical category.

2.3. Assessing Change over Time

Brad Fulton’s article in this volume [16] examines stability and change in congregations’ social service activity, so we will not say much about changes between 1998 and 2012. Still, we should mention two methodological details that are relevant for assessing change over time with these data.

First, the two-question strategy described above to identify congregations doing any social services is the same one used in the 2006 NCS, but different from the approach used in the 1998 NCS, when congregations were asked only the first of these questions. This means that assessing change since 1998 requires constructing 2006 and 2012 numbers that are comparable to 1998 numbers. This can be done by ignoring responses to the follow-up question and analytically treating the 2006 and 2012 congregations that said “no” to the initial question the same way they were treated in 1998.

Second, the 1998 and 2006 NCS surveys allowed congregations to name and describe all of their social service programs, with no limit. The 2012 NCS limited these descriptions to a congregation’s most important four programs. As noted above, even in 2012, questions about funding and staff support were asked with all congregational programs in mind, not just the most important four, so responses to those questions are in principle comparable over time, although interpretive caution still is advised since the context in which those questions were asked was not identical. Even more caution should be used when interpreting results implying change over time that are produced with information that was gathered about every program in 1998 and 2006 but only about the most important four programs in 2012. This includes information about specific program areas and information about collaborators. If, for example, a congregation’s fifth most important program was aimed at helping people get jobs, that congregation would be coded as having a jobs program in 1998 and 2006 but not in 2012. Researchers using these data to investigate change over time should keep these details in mind.

3. Results

Congregations focus most of their time and resources on worship services, religious education, and pastoral care of their members. At the same time, however, almost all also serve the needy beyond their walls in some fashion. In 2012, the vast majority of congregations (83%) reported some involvement in social or human services, community development, or other projects and activities intended to help people outside the congregation. Since larger congregations are more likely to engage in social service work, this means that virtually all Americans (92%) who attend religious services attend a congregation that is somehow active in this way. Mainline Protestant, Roman Catholic, and Jewish congregations are somewhat more likely to report social service activity (approximately 90% in each group) than evangelical or black Protestant congregations (approximately 80% in each group). This difference is statistically significant at $p < 0.05$. Among Christian traditions, a regression analysis shows that this difference occurs because there are more small, rural, and less-wealthy churches in the latter two groups. Regardless of these characteristics, Jewish congregations were more likely to be involved in social service activity. In any event, the vast majority of congregations in each of these religious traditions engages in some sort of social service work.

Congregations participate in a great variety of social service activities, but some types of activities are much more common than others. Figure 1 shows the variation. The single most common kind of helping activity involves food assistance, with more than half (52%) of all congregations—almost two-thirds (63%) of congregations active in social service—mentioning feeding the hungry among their four most important social service programs. Addressing health needs (21%), building or repairing homes (18%), and providing clothing or blankets to people (17%) also were among the more commonly mentioned activities, though they were much less common than food assistance. Even more rarely mentioned by congregations as one of their most important four social service projects are those requiring longer-term commitments and more intensive interaction with the needy. Programs aimed at helping prisoners, victims of domestic violence, the unemployed, substance abusers, and immigrants, for example, each are listed by fewer than 5% of congregations as one of their most important four programs, and only 11% of congregations place any one of these activities on their top-four list.

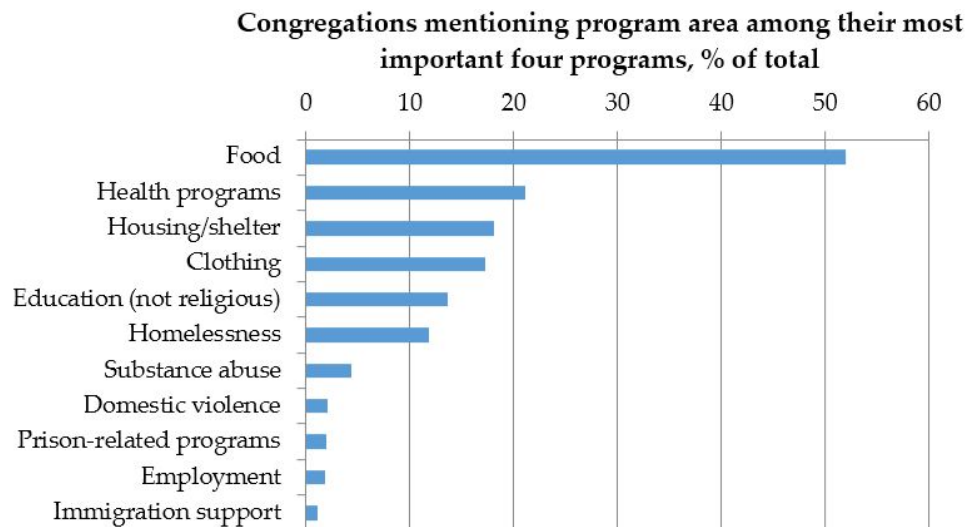


Figure 1. Congregational participation in selected social service program areas, 2012.

These results show that congregations are involved in an impressive range of activities, but categories like “food assistance” or “housing/shelter” encompass a great deal of variation both in the nature of the specific activity and in the intensity of congregational involvement in that arena. Food assistance, for example, includes donating money to a community food bank, participating

in a Crop Walk fundraiser, supplying volunteers who serve dinner at a homeless shelter once a month, or operating a food pantry or soup kitchen. Congregations might address housing needs by organizing a team of volunteers to participate in a Habitat for Humanity project, or they might partner with city government to build affordable housing. Health assistance includes providing wheelchair ramps or home cleaning for disabled people, hosting health fairs or speakers on health-related issues, or supporting water projects in developing countries.

Table 1 helps us assess the depth of congregations’ social service involvement. Its three panels provide information about the extent to which congregations are involved at all in social services, the extent to which they display an interest in social services that is serious enough to have had an outside speaker from a social service organization or a group that conducted a community needs assessment, and the extent to which they are more deeply involved in social services.

Table 1. Involvement in social services by religious congregations in the USA, 2012.

Type of Involvement	All Congregations ^a	Involved Congregations ^a
Any Involvement	83.1%	100%
Expression of Interest		
Hosted a visiting speaker from local social service organization in past year	31.3%	35.2%
Planned or conducted an assessment of community needs in past year	56.7%	63.5%
Deeper Involvement		
Median # of social service projects per congregation in past year	2	3
One or more paid staff spent more than 25% of time on social service projects in past year	14.0%	16.9%
Median amount spent on social service projects per congregation in past year	\$700	\$1500
Received outside funding support for social service programs in past year	9.0%	10.8%
Received government funding support for social service programs in past year	1.6%	1.9%
Applied for a government grant within past two years	4.9%	5.8%
Started a separate nonprofit organization for human service projects or outreach in past two years	8.9%	10.1%

^a The denominator in the first column is all congregations; the denominator in the second column is congregations that are involved in social services.

As we noted above, the vast majority of congregations—83%, containing 92% of religious service attendees—report some manner of social service involvement by saying “yes” to one of the NCS’s two basic questions asking about such involvement. More than half (57%) say that they conducted a community needs assessment in the last year, and almost one third (31%) say that they had a visiting speaker in the last year who represented a social service organization. Although, as we noted earlier, we will not focus in this article on stability and change over time, it is worth noting that a larger percentage of congregations displayed interest in social services in 2012 than in 1998. In 1998, only 22% of congregations had a speaker from a social service agency and only 37% reported having done a community needs assessment in the last year. In 2006, the percentages were 31% and 48%, respectively. Both of those increases are statistically significant. Congregations appeared to be somewhat more interested in social services and in government funding in 2012 than they were in 1998, perhaps reflecting the fact that the Faith-Based Initiative captured people’s attention and, to some extent, their imaginations, even if it changed little, if anything, about the nature and extent of congregational involvement in social services. (See Brad Fulton’s article in this volume [16] for a more detailed assessment of changes since 1998 in congregations’ social service activities.)

The bottom panel of Table 1 shows that, despite nearly universal involvement in some sort of social service activity and relatively high levels of interest in the needs of their surrounding communities and the wider world of social service organizations, congregations’ social service activities typically

fall on the less intensive side of the range of activities mentioned above. Only 14% of congregations have at least one staff member devoting at least a quarter of their work time to social service projects. And, even excluding congregations who say that they do no social services, the median congregation in 2012 spent only \$1500 directly on its social service activities, which amounts to about 2% of the average congregation's budget.

Looking at other indicators of a deeper involvement in social services, 9% of congregations had at least one program supported with outside funding. Especially in light of all the media and research attention given the Faith-Based Initiative, congregational participation in government funding for social services seems strikingly low. Fewer than 2% of congregations had programs supported by a grant from a local, state, or national government agency, and only 5% had applied for a government grant within the last two years, while 9% of congregations reported starting a nonprofit organization focused on human services or outreach in that same time period. All of these numbers, not incidentally, are qualitatively similar to comparable NCS numbers from both 1998 and 2006, as Brad Fulton documents elsewhere in this volume [16]. The Faith-Based Initiative did not increase congregational receipt of public funds in support of their social service activity.

4. Discussion

Many of the numbers we report above might seem small, but they in fact represent a substantial amount of congregational contribution to community well-being. The \$1500 of direct congregational spending on their social service programs, for example, may not include special offerings congregations often gather for specific charitable purposes, the dollar value of their in-kind contributions to community organizations, or the dollar value of staff time in congregations where staff work on social service projects. Of course, congregations also support social service work through donations to denominational social service organizations like Catholic Charities, Lutheran Social Services, and Jewish Family Services.

Calculating the total monetary value of the material contributions congregations make to communities outside their own walls is very difficult. Jeff Biddle, drawing on data from a variety of sources, estimated that congregations spend 29% of their income on what he called "philanthropic activities" [17]. This estimate probably overstates congregations' spending beyond their own walls. Other calculations suggest that congregations spend only about 15% of their income on things other than running the local congregation [18,19]. But these low estimates assume that all of the money that congregations give to their denominations and other mission organizations is for charitable purposes, and conversely they assume that none of the money that congregations spend on their own operations benefits people beyond the membership. Neither of these assumptions is accurate. Some of the money that congregations send to their denominations supports organizational infrastructure and activities aimed mainly at members, such as seminary education for future leaders, regional and national offices of a denomination, or annual meetings of the denomination. On the other hand, some money spent on a congregation's local operations benefits people other than members, as when a clergyperson or other paid staff member spends time on a community project or when a community group uses a congregation's building for little or no charge. This accounting also misses other kinds of publicly beneficial action commonly taken by congregations, such as when they gather a special collection for an unbudgeted charitable purpose like disaster relief or organize members for volunteer work of various sorts. Another attempt to take more of this activity into account concluded that congregations spent 23% of their annual budgets on social and community service ([4], p. 88). The most prudent conclusion given the current state of knowledge is that between 15 and 30 percent of congregational income is spent in ways that benefit non-members.

Whatever the precise number, congregations clearly contribute a lot of material resources to their local communities and beyond. If we use the most conservative estimate mentioned in the previous paragraph—that beyond the 2% in direct cash outlays on social services, 15% of congregational income is spent in ways that benefit nonmembers—it would mean that about \$17 billion of the \$115 billion

given to religious organizations in 2014 benefited non-members [20]. This estimate is too high since \$115 billion was given to all religious organizations, not just congregations. A more conservative estimate would take 15% of the \$22.1 billion contributed to congregations in a large but not complete subset of denominations in 2013 ([19], pp. 1, 17), yielding \$3.3 billion spent by congregations in ways that benefit nonmembers. This number probably is too low, since it is based on an estimate of total giving to congregations that does not include all congregations, but even by this conservative estimate, it is clear that congregations' financial contributions to their communities are substantial in absolute terms.

Several other numbers in Table 1 similarly represent substantial contributions. There are more than 300,000 congregations in the United States. If 14% of all congregations have a staff person devoting quarter time to social services, that means that more than 40,000 congregations are engaged in that way. If 9% started a nonprofit organization devoted to human services in the last two years, this means that congregations created more than 27,000 new social service organizations in the last two years. Since a small percentage of a large number equals a large number, the relatively small percentages of congregations that are more deeply engaged in social services still adds up to a substantial amount of activity.

A comparative perspective also provides helpful context for understanding the extent of congregations' contributions. The basic observation here is that congregations' level of social service involvement compares favorably to levels of effort observed in other organizations whose main purpose, like congregations, is something other than charity or social service. In what other set of organizations whose primary purpose is something other than charity or social service do the vast majority engage in at least some social service, however peripherally? In what other organizational population do as many as 52% somehow help to feed the hungry, 17% distribute clothing, 12% serve the homeless, or 14% have staff devoting at least a quarter of their time to social service activities?

Burton Weisbrod's "collectiveness index" helps us compare congregations to other organizations in this regard [21]. This index measures the percentage of an organization's revenue that comes from contributions, gifts, and grants rather than from either sales or membership dues. The logic is that an organization is more publicly beneficial the more it benefits individuals beyond its own customers, members, or constituents, and that income from contributions, gifts, and grants measures that propensity. The estimates of congregations' philanthropic contributions described above can be understood as implying a "collectiveness" score for congregations of between 15 and 30. That is, if 15% of congregations' income is spent trying to improve the well-being of nonmembers, we can say that 85% of member donations can be understood as "dues" and 15% as a "gift" that supports congregations' publicly beneficial activities. Estimates of congregational spending beyond their walls that come out on the high side—closer to 30%—place congregations in the same vicinity as organizations primarily engaged in welfare (which score 43), advocacy (40), instruction and planning (37), and housing (31). Calculations that come out more on the low side still place congregations in the respectable company of Meals on Wheels (16), as well as organizations primarily engaged in legislative and political education (18), or general education (18).

Even the 2% of their income that congregations spend directly on social services looks impressive in comparative perspective. What other organizations whose primary purpose is something other than social service devote, on average, as much as 2% of their income to social services? To offer one comparison, corporations devote only about 1% of their pretax profits to charity. In absolute terms the \$17.8 billion in charitable donations given by corporations in 2014 [20] probably amounts to more than the total amount given by congregations, but, as a proportion of total income, congregations' public-serving activity compares well to the charitable activity of other organizations whose main purpose is neither charity nor social service.

All this said, the typical and probably most important way in which congregations pursue social service activity is not with direct financial contributions. It is by organizing small groups of volunteers to carry out well-defined tasks on a periodic basis. Examples abound: fifteen people spending several

Saturdays renovating a house, five people cooking and serving dinner to the homeless one night a week, ten young people spending a summer week painting a school, ten people traveling to the sight of a natural disaster to provide assistance for a week, a couple of dozen people raising money in a Crop Walk, and so on. In this light, it is no accident that congregations are most active in areas like food assistance and home repair in which small groups of volunteers focused on a bounded task can be put to best use. Congregations are very good—perhaps uniquely good in American society—at mobilizing volunteers for this kind of work, work that usually is done, not incidentally, in collaboration with other congregations or service organizations rather than alone. In 2012, 75% of congregations that reported any social service activity collaborated with other congregations or service organizations on at least one of their most important four programs.

Volunteer-based action has limits, of course, and attempts to push congregation-based volunteers beyond these limits (such as attempting to engage them in open-ended mentoring relationships with women transitioning from welfare to work) are fraught with difficulties [22], but congregations are and will continue to be valuable participants in our social welfare system, especially in collaboration with social service organizations able to use what congregations are best able to supply: small groups of volunteers charged with tasks that are well defined and bounded in scope and time.

5. Conclusions

All things considered, a fairly clear and stable picture has emerged about the extent, nature, and limits of congregations' social service activities. Most congregations focus primarily on their religious activities: worship services, religious education, and pastoral care for their own members. Virtually all also do something that can be considered social service, social ministry, or human service work. Some congregations do quite a lot of this, and a small percentage even receive government grants to support such work, but for the vast majority of congregations such activity remains a more peripheral, volunteer-driven part of what they do. Most congregational involvement in social service activity occurs in collaboration with other community organizations, and most activity is focused on meeting short-term, immediate needs, especially the need for food. The most typical, and important, form in which congregations engage in social services is by mobilizing small groups of volunteers to engage in well-defined and bounded tasks on a periodic basis.

Even though social service involvement is not their primary activity, congregations make impressive contributions in this arena. Few other organizations, aside from those whose express purpose is social service, conduct assessments of community needs and raise awareness of such to the same extent. The amount of time that paid staff and congregation-based volunteers devote to service outside the congregation itself are also significant contributions. This is the picture consistently painted by the NCS and by other research on congregations' social services. Freed from the need to discern this picture's implications for a politicized Faith-Based Initiative, we can more easily establish a common ground of knowledge and understanding about congregations' social service work.

Acknowledgments: The NCS was made possible by major grants from the Lilly Endowment, Inc. The 2012 NCS also was supported by grants from the Pew Research Center's Religion and Public Life Project, Louisville Institute, Center for the Study of Religion and American Culture at IUPUI, Rand Corporation, and Church Music Institute. The project also received generous support from Duke University and from the National Science Foundation via NSF support of the General Social Survey. Data were gathered by NORC at the University of Chicago. Shawna Anderson managed large portions of the project in the initial stages of data collection.

Author Contributions: Mark Chaves is the principal investigator for the National Congregations Study. Alison Eagle is the project manager. Alison Eagle analyzed the data. Both authors contributed to the writing.

Conflicts of Interest: The authors declare no conflict of interest.

Abbreviations

The following abbreviations are used in this manuscript:

GSS General Social Survey
NCS National Congregations Study

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Exhibit 4

ZDO-280: FY2021 Minor and Time Sensitive Amendments

Page 20 of 20

Hamburg, Glen

From: Britney Colton <bacolton@hotmail.com>
Sent: Friday, July 16, 2021 7:37 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

As a long-time Clackamas County resident, we fully support allowing medical services on church property. Medical healing is just as missional as spiritual healing and fits hand in glove with the other services the church offers.

This clinic has been a beacon for the community. Please help it continue to shine.

Get [Outlook for iOS](#)

Hamburg, Glen

From: Jennifer Bolin <jenbolin15@gmail.com>
Sent: Friday, July 16, 2021 8:50 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I'm writing to express my support of the proposed change in land code to allow clinics like Borland Free Clinic to operate safely within churches in our county. Our healthcare system is not equipped to help everyone with need, therefore any help provided by healthcare professionals should be welcomed. Not only does our country have a long history of religious organizations providing healthcare, but we also have healthcare organizations providing religious services within their hospital walls. The proposed change fits squarely within that tradition.

Thank you for your consideration,

Jennifer Bolin, Clackamas County resident since 2012
2680 Couer D Alene Dr
West Linn, OR 97068
503-502-4116

Hamburg, Glen

From: Josh Rhoden <joshr@clackamas.edu>
Sent: Friday, July 16, 2021 9:03 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Glen - my name is Josh Rhoden and I teach Health and PE, as well as, coach the wrestling team at Clackamas Community College. My wife and I have lived and worked in the county for over 15 years. We have supported many community outreach programs throughout that time and one that we feel is an incredibly impactful one is the Borland Free Clinic. It has come to our attention that there are some issues regarding Rolling Hills Church having this Clinic on campus.

My hope is that Clackamas County and our leadership can recognize the immense value of the clinic and for you all to realize that government should not stand in the way of churches attempt to assist in the betterment of the community at large. People love to talk and write about phrases such as community health but when we see it in practice at Borland Clinic, surprisingly, there becomes a roadblock to the continuation of the program like the current and alleged land use issue. It is my sincere hope that our county officials would take a genuine and hard look at the services being provided to our community and especially to the populations of people who are disenfranchised and have no where else to turn.

Thank you for your time and careful consideration. Have a great day!

Josh Rhoden
Head Wrestling Coach | Health & PE Faculty
Clackamas Community College

1971 | 2011 | 2019 | 2020 | 2021 NJCAA NATIONAL CHAMPIONS

Hamburg, Glen

From: bkbkctowne@yahoo.com
Sent: Friday, July 16, 2021 9:20 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Greg,

I am writing in regards to the Borland Free Clinic. I fully support the land use codes to be changed to allow Borland Free Clinic to continue operating. This clinic has brought nothing but good to our community and it would be an absolute tragedy for it to have to close down. Hospitals and medical care were birthed out of the church's desire to help people. Please don't prohibiting this from continuing, as it will greatly and negatively affect our vulnerable community.

Sincerely,

Kathleen Towne

Hamburg, Glen

From: Sarah Morrow <sarah.morrow@hotmail.com>
Sent: Friday, July 16, 2021 10:59 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

Clackamas County made a proposal that would change land use codes to allow medical services on church property. This would fully resolve the dispute, allowing the Clinic to continue operating as part of the Community Life Center at Rolling Hills Community Church.

Based on this land use code, please allow the Borland Free Clinic to remain open and serving our community.

Sincerely,
Sarah Morrow

Hamburg, Glen

From: Regina Atwood <reggatwood@gmail.com>
Sent: Friday, July 16, 2021 4:59 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Glen,

I write this letter requesting Borland Clinic to continue to be able to help people in need on our church property. I have not used the clinic myself but I get updates from my church Rolling Hills. I feel the clinic is a very positive outreach to help people.

I ask you to be in our favor and to not let planning regulations prevent our church and the many volunteers from helping these medical needs and also preventative measure for patients.

Thank you!

Regina Atwood

reggatwood@gmail.com
www.atwoodart.com

Hamburg, Glen

From: Rowanne Haley <rowanneh@gmail.com>
Sent: Saturday, July 17, 2021 10:11 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am a volunteer at the Borland Free Clinic, and I am writing to you to register my support - and request yours - for the upcoming proposal to change the land use codes to allow churches in the county to provide medical services on their property. It is impossible to spend a few hours in our clinic, or the Salem Free Clinics in Salem and Dallas, without having your heart touched by the needs of patients who have no other options, and by their gratitude for what they receive at these clinics. To shut down our services would be a travesty because of the negative impact it would have on the poor, vulnerable, and uninsured populations of the county.

Two months ago I was hobbling around the clinic with a torn meniscus, but with surgery scheduled to fix it within the next 5 days. A handsome young man in is late 20's or early 30's came in using a crutch. As we visited after I checked him in I asked what happened to his leg. He had a torn meniscus! His injury was already 5 months old! He was doing PT with one of our therapists to keep the leg as strong as possible prior to the surgery. It took 3 months before he even got an MRI. He was finally scheduled for surgery, but not until two weeks after mine. Because I have insurance, I was able to have an MRI the day after my initial doctor visit and surgery within the nest week. This young man was seeing one of our physical therapists, the only treatment he could have. I have completed 9 weeks of physical therapy twice a week since my surgery. I often think about this young man and am so grateful that he has the Borland Free Clinic to rely on for his!

The mission of most churches - and especially of Rolling Hills Community Church - is to do good to the needy and hurting. In addition to the clinic, RHCC offers 12-step programs to break addiction, divorce recovery classes, services to the homeless, we house the Tualatin School Pantry and the Northwest Children's' Program, both at no cost to them, we offer a free dinner and haircuts to anyone in need every Monday evening, free ESL classes, food-filled backpacks to Title One children at Bridgeport Elementary to get their families through the weekends without the breakfasts and lunches they get from the school, and a host of other community services. None of these services are religious in nature, other than to advance our mission of meeting needs.

Since it is also part of the mission of the county government to help people in need, the county government should be eager to help churches help citizens! Planning regulations should do all it can to further our joint mission, not stand in the way of churches doing for people what the county cannot.

Please do all you can to get this proposal to allow churches to provide medical services changed.

Yours respectfully,
Rowanne Haley

Hamburg, Glen

From: John Hiemstra <appylover@gmail.com>
Sent: Saturday, July 17, 2021 10:32 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Greg,

The Borland Free Clinic, located at Rolling Hills Community Church (RHCC) , provides a great service to the local citizens in need of medical care. This helps relieve the stress and burden on government provided care facilities. It is a simple outreach of caring for the local community. Please approve their operation at RHCC.

Sincerely,
John Hiemstra

--

"We are either one nation under God, or one nation gone under." President Ronald Reagan

Hamburg, Glen

From: Walt Emery <w.w.emery@att.net>
Sent: Saturday, July 17, 2021 6:23 PM
To: Hamburg, Glen
Subject: FW: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Sent: Saturday, July 17, 2021 10:32 AM
To: ghamburg@clackamas.us
Subject: Regarding Borland Free Clinic

Hi Greg,

The Borland Free Clinic, located at Rolling Hills Community Church (RHCC) , provides a great service to the local citizens in need of medical care. This helps relieve the stress and burden on government provided care facilities. It is a simple outreach of caring for the local community. Please approve their operation at RHCC.

Sincerely,
Walter W. Emery

--

"We are either one nation under God, or one nation gone under." President Ronald Reagan

Hamburg, Glen

From: Renee Johnson <reneemarie-1@comcast.net>
Sent: Sunday, July 18, 2021 11:34 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Greg,

I have been attending rolling Hills community Church in Tualatin, Oregon for a few years now. I have been involved in their ministry called Hope's table which feeds those in need each week.

Rolling Hills Provides many wonderful ministries to help our community, from Hope'a Table, the Tualatin food pantry, the Northwest Outreach center which provides clothes, shelter in the winter for the homeless and the Borland Clinic free medical care, among other programs.

ALL these services are provided to help and strengthen our community.

Sincerely,
Renee Johnson

Sent from Renee's iPad :)

Hamburg, Glen

From: Wini Davis <winidavis@hotmail.com>
Sent: Sunday, July 18, 2021 11:41 AM
To: Hamburg, Glen
Subject: Borland Clinic and Rolling Hills Church

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg:

I'm writing you in support of the Borland Free Clinic operating in our Community Life Center at Rolling Hills Church. Part of our responsibility as Christians is to care for those in need. We have attended Rolling Hills since 1990 and are so happy to see this outreach happening at the church. We firmly believe that churches can do amazing things to solve society's problems.

Thank you,

DJ and Wini Davis
2735 Ridge Lane
West Linn, OR 97068

Hamburg, Glen

From: MK Gmail <maryklick@gmail.com>
Sent: Sunday, July 18, 2021 12:42 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Mr. Hamburg,

I am writing to you to let you know that I totally support the Borland Free Clinic. I volunteer weekly at the clinic as an interpreter, helping bridge the language barrier between care providers and clients.

As a first-hand observer, I can tell you that the clinic provides compassionate care to people who would otherwise not get medical care simply because they are unable to afford it due to lack of medical insurance. And they are so grateful for the help they receive! Most people who come to the clinic are from the Tigard/Tualatin area, but we also have had clients come to us from Beaverton and even Gresham.

One of the services we provide is simply making other contacts for clients. For example, if we are unable to provide the help that a particular client needs (such as surgery), we help them locate a care provider who is able to give them the care they need either for free or at a greatly reduced fee.

Overall, the Borland Free Clinic is a real blessing to the community, and I am proud to be a part of it. I hope that you will do everything that you can to enable the clinic to continue this important work.

Sincerely,

Mary Klick

18160 S Brookstone Drive

Oregon City, OR 97045

Sent from my iPhone

Hamburg, Glen

From: Steve_Bohrer <steve_bohrer@comcast.net>
Sent: Sunday, July 18, 2021 5:20 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I am writing to express my support for the Borland Free Clinic which currently operates in the lower level of the Rolling Hills Community Church building. The purpose of the clinic is to help real people in need; the under-insured and uninsured. This provides a unique opportunity for Rolling Hills to minister not only spiritually but physically to our community. The clinic serves a very practical need and does not adversely affect the adjacent neighbors in any way. I feel government regulations should support this effort and am asking for your consideration in evaluating the positive impact this clinic provides.

Thank you and God bless.

Steve & Kathi Bohrer

Steve Bohrer

steve_bohrer@comcast.net

503-880-5081 cell

Hamburg, Glen

From: Richard Akerman <rpbkducks@gmail.com>
Sent: Sunday, July 18, 2021 7:33 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Glen Hamburg,

I am writing in support of the Borland Free Clinic at Rolling Hills Community Church. The church is trying to help solve some of the problems we have today trying to supply health care to some of the homeless and under served. Planning regulations need to be adjusted to provide churches the opportunity to provide this care. The clinic is run by volunteers who are professional and Doctors and nurses who want to help our community.

The clinic is a small part of the church and has no impact on the surrounding neighbors.

I hope you will see how this is needed and provide the approval to operate.

Thank you for your time.

Richard Akerman
3166 Stonebridge Way
Lake Oswego, OR 97034

Hamburg, Glen

From: Larry Lockwood <lockwood8464@comcast.net>
Sent: Sunday, July 18, 2021 7:42 PM
To: Hamburg, Glen
Subject: Changing land use code to allow churches to provide medical services

Warning: External email. Be cautious opening attachments and links.

Glen Hamburg

I am contacting you in support of the Borland free clinic that our church provides for our community. It has benefited hundreds of our counties lower income population without any cost to Clackamas County. This is one small way our churches can help solve our societies problems.
Thank you for considering this land use change.

Larry and Jackie Lockwood

Sent from my iPad

Hamburg, Glen

From: Marguerite Kendall <margo906922@yahoo.com>
Sent: Sunday, July 18, 2021 7:51 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

I believe that our church, Rolling Hills Community Church, is doing the work of Christ by allowing a free medical clinic to operate on its premises. When we can help those who are uninsured or under-insured with their medical needs in this community, we are acting as the hands and feet of Christ. I pray that you will consider the outreach ministry we provide as a beneficial use of the land we occupy. Those less fortunate should not be denied medical services because of the lack of a land use permit. Many people benefit from the outreach ministries provided by churches in our community. PLEASE HELP THOSE WHO ARE MOST IN NEED.

THANK YOU.
Marguerite Kendall
margo906922@yahoo.com

Hamburg, Glen

From: dauthier1@gmail.com
Sent: Monday, July 19, 2021 6:25 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am writing in support of the Borland Free Clinic. As a former volunteer at the clinic I had seen first hand the impact, the good, the clinic provides. I have also seen the need for the clinic. Frankly, there are so many in need of health care that do not have the resources necessary to meet their healthcare needs. From losing a job and insurance and just needing medication management, diabetes and hypertension most commonly, to our homeless population needing basic infection management.

I am asking you to please fight to keep the clinic open.

God bless,

Denise Authier, RN

Sent from my iPhone

Hamburg, Glen

From: Ron Jones <jonesrman@gmail.com>
Sent: Monday, July 19, 2021 9:36 AM
To: Hamburg, Glen
Subject: Support Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I've been a member of Rolling Hills Community Church for over 30 years because of the care and concern for those on the fringe of society who need food, clothing, shelter from heat and cold and now, thanks to the Borland Free Clinic, medical help to those who cannot afford it.

Please allow the good work of the clinic to continue.

Best Regards,
Paulette Jones

Hamburg, Glen

From: Frances Gebhardt <7ambermountain@comcast.net>
Sent: Monday, July 19, 2021 9:59 AM
To: Hamburg, Glen
Cc: Zach Gillock
Subject: In support of churches in area to provide medical services on church property

Warning: External email. Be cautious opening attachments and links.

Dear Glen:

I was please to hear that Clackamas County Commissioners made a proposal that would change land use codes allowing all churches in the county to provide medical services on church property with certain restrictions and qualifications. For example, I am fully supportive of Rolling Hills Community Church being allowed to operate the Borland Free Clinic on church property.

The free clinics are a great way to solve the costly medical issues of people living in our community to received treatment. Government entities should applaud efforts by the churches and not stand in the way of these humane services to the less fortunate. This church effort has no affect on neighbors and communities in the area and is on a fraction of the church operation.

It's an honor to be able to send this email of such importance to the people in Clackamas County.

Regards,

Fran Gebhardt
4987 Bilford Lane
Lake Oswego, OR. 97035
503-702-8909

Hamburg, Glen

From: Jim Kendall <jthezkendall@yahoo.com>
Sent: Monday, July 19, 2021 12:12 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg:

This note is to express my support for the Borland Free Clinic located on the property of Rolling Hills Church on Borland Rd.

Clinics like this are an invaluable asset to the community and impose no expense either to the individuals who depend on the clinic for medical treatment or to taxpayers in Clackamas county. Aiding the infirm and needy is a tradition and mission of long standing for churches for over 2,000 years. The Borland Free Clinic is a small entity and has no adverse impact on the surrounding neighborhood in the way of pollution, noise or traffic but has a huge impact on the people who depend on the volunteers from the church who man and maintain the services provided.

I hope the clinic can count on your support for the continuation of this important mission of the church.

Thank you

Jim Kendall
resident, Clackamas County

Hamburg, Glen

From: Wendi Butler <taztij@aol.com>
Sent: Monday, July 19, 2021 1:07 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

We are residents of West Linn and have met some of the selfless people who serve the community at the Borland Free Clinic. Recently, we heard there has been talk of shutting down the Borland Free Clinic.

We are uncertain why there has ever been any resistance to a mobile medical clinic that actually helps people? It seems the essence of what the American healthcare system was supposed to do. Surely, Clackamas County is not opposed to helping the less privileged over a zoning issue?

Rolling Hills Church has a long history of serving the communities of Tualatin, Canby, Oregon City, West Linn, and Lake Oswego, including elderly people and people in need in my own town. For a low footprint, small traffic, unobtrusive clinic that only serves to offer free medical care to those in need to experience resistance is puzzling to us, but then again, so is much that governments do lately.

Please ensure that Rolling Hills is allowed to continue to do its good work among those who need help the most. That is what churches do; fill the gaps for food, clothing, housing, and healthcare that governments can't fill.

Thank you for your consideration.

Tim and Wendi Butler
West Linn
(503) 867-2526

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Hamburg, Glen

From: Tom Havey <thomas.c.havey@gmail.com>
Sent: Monday, July 19, 2021 1:30 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I am writing to express my support for the Borland Free Clinic whose physical space is hosted by Rolling Hills Community Church. The free clinic provides much needed medical and dental care for our citizens who are currently unable to obtain such care elsewhere due to lack of income, lack of employment, and in some cases lack of a proper home. The Borland free clinic has been operating for a while and has not had any negative issues or troublesome instances of any kind. The local community loves it.

Thank you for reading my message.

Kind regards,

Tom Havey
Wilsonville OR

Hamburg, Glen

From: Sandy Kosik <sandykosik@borlandclinic.org>
Sent: Monday, July 19, 2021 2:04 PM
To: Hamburg, Glen
Subject: Letter of Support for Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hello-

I am writing this letter in support of Borland Free Clinic (BFC) and the need for this facility to remain on the campus of Rolling Hills Community Church.

I initially began my work at FBC as a volunteer in 2017 and became the Executive Director in 2019. I would like to share with you a small portion of what we have accomplished during the past few years:

- We initiated a Diabetes Prevention Program to help patients who were diagnosed as prediabetic to prevent them from progressing to full diabetes
- We started with one clinic day a week and a few patients and now are open two days a week with full schedules
- We now offer Physical Therapy, Podiatry, and Diabetic Education on site.
- In 2020 amidst COVID we kept our doors open to be able to serve patients who had no where else to go and had 746 patients walk through our doors. Now midway through 2021 we have already had 425 patient visits.
- In 2020 we provided nearly \$50,000 in free medical care to our community. As of June 2021 we have already provided nearly \$40,000.
- In addition to the free medical care we provide, our volunteers have given numerous hours to help support our patients and the clinic. In 2020 76 volunteers gave 4283 hours of their time computing to \$116,498 in volunteer value dollars. So far in 2021 over 100 volunteers have already given 3085 hours worth over \$83,000.

In 2018 Danny A. came into our clinic complaining of sores on his feet. He was a diabetic and had no insurance to afford his diabetic medications or office visits. Dr. Ban, our Medical Director, saw Danny and diagnosed him with severe gangrenous ulcers in his lower extremities. She sent Danny to the emergency room where he subsequently had his lower leg amputated which saved his life. Danny passed away in 2020.

Our patients need us in this community. These are your neighbors, business people, friends and possibly coworkers who have no insurance and come to us to help them. We feel honored to serve them and hope that you will honor them by allowing BFC to continue to provide this vital service on the campus of Rolling Hills Community Church.

Sincerely,

Sandy Kosik

Sandy Kosik, MPAS, M.S.
Executive Director
Borland Free Clinic
(cell) 503-319-5810
www.borlandclinic.org



To make an online donation: www.borlandclinic.org

Hamburg, Glen

From: Scott Manley <scott67mustang@gmail.com>
Sent: Monday, July 19, 2021 3:54 PM
To: Hamburg, Glen
Subject: Rolling Hills Community Church

Warning: External email. Be cautious opening attachments and links.

[Mr.Hamburg](#) Thank you and the Clackamas County Commissioners for the proposal to allow churches in Clackamas County to provide medical services to the poor community in Clackamas county. I would encourage all of the commissioners to vote yes on this proposal to help the poor people who can not afford to go to a doctor.

Regards,
Scott Manley.

Hamburg, Glen

From: patsycobb <patsycobb@comcast.net>
Sent: Tuesday, July 20, 2021 7:47 AM
To: Hamburg, Glen
Subject: Rolling Hills Church / Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Greg Hamburg,

We are part of the Rolling Hills Community Church family in Tualatin and are writing to share our support of the Borland Free Clinic. We are also in support of the proposal to change county land use codes allowing all churches in the county to provide medical services on church property with certain restrictions and qualifications.

The Borland Free Clinic ministry exemplifies the life and teachings of Christ in creating and caring for community. It is our personal belief that if more churches were active in this manner it would improve our communities and reduce the public burden on our overtaxed government agencies.

We also hold that this ministry benefits both those providing or supporting the services as well those receiving them. God is in the business of changing lives and those changes may begin through clinic interaction. If not, the church has still provided caring support to someone in need. We sincerely hope that our government agencies would not be opposed to that.

We live in the area and are unconcerned about any perceived negative neighborhood impacts from the clinic's operation. We have experienced none thus far and do not anticipate any.

We appreciate your consideration of this matter.

Kindly,

Chuck West and Patsy Cobb

Sent from my Verizon, Samsung Galaxy smartphone

Hamburg, Glen

From: Scott Burns <burnss@pdx.edu>
Sent: Tuesday, July 20, 2021 10:35 AM
To: Hamburg, Glen
Subject: Allowing churches to provide medical services

Warning: External email. Be cautious opening attachments and links.

Hi Glen -

I am a resident of the county (23700 SW Stafford Road, Tualatin, 97062) and heard that the county commissioners are looking at a proposal to allow churches to provide medical services to poor people in need. I think this is a super idea! It is one less thing for our local government to have to do! Churches love reaching out and trying to solve society problems - this is a great one. In most cases the services have no effects on the neighbors, These medical clinics are reaching out to poor people who have a big need.

I support the commissioners' proposal to allow churches to have medical services.

Cheers, Scott Burns

--

Dr Scott Burns
Professor Emeritus of Engineering Geology Portland State University
President IAEG (International Association of Engineering Geologist and the Environment)
email: BurnsS@pdx.edu
telephone: (503) 725-3389
website: <http://dr-scott-burns.com>

Hamburg, Glen

From: Ted Carlson <tedssnw@gmail.com>
Sent: Tuesday, July 20, 2021 1:15 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Good Afternoon, Glen,

I'm writing this on behalf of myself and my wife, Wendy. We have lived in Lake Oswego and Clackamas County for 35 years. We have built our businesses here, attended schools and church (Rolling Hills Community Church) and love and support our county.

I'm recently retired, and have been working part-time as a volunteer Spanish interpreter at Borland Free Clinic for the past year and a half. A large percentage of our patient load is Hispanic, coming from Tualatin, Tigard, LO, West Linn and throughout the Portland area. Our Latino population is not monolithic but extremely diverse. We have patients from Chile, Venezuela, Guatemala, Peru, Mexico and many other Latin American countries. All of them have little to no money and come to us for quality healthcare, a friendly environment and free medical service. The more I work at the clinic the more I see the critical positive impact we're having on those less fortunate.

BFC is only one small part of Rolling Hills Community Church, yet it has a large impact in our community and dramatically helps lighten the medical services load at hospitals throughout Portland, all done at no charge to our patients.

Personally, it has allowed me to turn my Christian faith and talents into something practical and desperately needed by those in need around us. On many levels, it makes good sense to change the land use codes to allow churches in Clackamas County to provide targeted and appropriate medical services.

Thank you for your consideration in this very important matter.

Regards,

Ted and Wendy Carlson

Sports Strategies NW
tedssnw@gmail.com
C: 503-381-0477

Hamburg, Glen

From: Paul Osborn <phosborn@comcast.net>
Sent: Tuesday, July 20, 2021 1:16 PM
To: Hamburg, Glen
Subject: Land Use Regulations Regarding Churches

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I am the former Administrative Pastor of Rolling Hills Community Church and the one responsible for pursuing RHCC's conditional use permits from 1989 through 2010. I support a change in the County's regulations to specifically allow free or nominal cost medical services on a not-for-profit basis on church properties.

Christian churches are not-for-profit entities whose primary goal is to spread the Good News that Jesus Christ came to earth the first time to pay the price of redemption for the fallen human race by his death on the cross. One of the ways Christian churches do that is by providing many of the same services provided by Jesus during his ministry on earth: feeding, healing and comforting people either directly or indirectly through other not-for-profit organizations. All of the ministries of Rolling Hills Community Church are aimed first at bringing people into relationship with their savior, the risen Jesus Christ. Many of these ministries also provide services to those in need, such as medical care, clothing, meals, laundry and shower facilities, and shelter from severe weather.

None of the impacts projected during the previous conditional use permit processes have even approached those projected levels. In fact, most of RHCC's approved lower level square footage is still unused. Certainly the Borland Free Clinic's impact on the public roads and surrounding neighbors is negligible. Governments spend a lot of money trying to help the same people who are helped by the Borland Free Clinic at no cost to taxpayers. It makes sense to eliminate regulations which put unnecessary roadblocks in the way of churches doing their jobs and helping the public.

Sincerely,
Paul Osborn
phosborn@comcast.net
503-807-9232

Hamburg, Glen

From: David Carr <dcarrfam@gmail.com>
Sent: Wednesday, July 21, 2021 9:51 AM
To: Hamburg, Glen
Subject: Land use code change to allow Churches to provide medical services

Warning: External email. Be cautious opening attachments and links.

Dear Clackamas County Commissioners and Mr. Hamburg,

I am writing to express my support for the proposed land use code change to allow churches to provide medical service on church property. I am a Physical Therapist who attends Rolling Hills Community Church (RHCC) and volunteers my professional services at the Borland Free Clinic that serves our community on Rolling Hills property. This has been a wonderful experience of putting my faith and vocation into action on behalf of those Jesus called us as His followers to care for in Matthew 25:25-40:

*"I was naked, and you gave me clothing. **I was sick, and you cared for me.** I was in prison, and you visited me. "Then these righteous ones will reply, 'Lord, when did we ever see you hungry and feed you? Or thirsty and give you something to drink? Or a stranger and show you hospitality? Or naked and give you clothing? **When did we ever see you sick or in prison and visit you?' "And the King will say, 'I tell you the truth, when you did it to one of the least of these my brothers and sisters, you were doing it to me!'"***

I believe that churches can help our communities in significant ways when given the freedom to do so. The Borland Free Clinic is an important part of the Community Life Center at Rolling Hills. Through this Center, RHCC provides not only medical services but

- Tualatin School House Food Pantry
- Wash & Worship and Hope's Table- free hot meals each Sunday and Monday
- The Clothing Closet
- Northwest Children's Outreach (providing children clothing in times of crisis)

All through the willing volunteers and generous donations of our church family and other community members. These services are provided with virtually no impact on our Stafford Hamlet neighbors.

Thank you for considering my input on this important action that you are considering. This will open up even greater opportunities for our churches to serve those in greatest need in our communities.

Sincerely,

David A. Carr PT



ONE to ANOTHER

July 19, 2020

Dear Glen,

I want you to know that I support Portland ~~Free~~ Tree Clinic. In my work as a hospice chaplain people need places to go for medical help. This clinic helps people and gov't should not stand in the way of churches doing good work. Planning regulations should not stand in the way of churches doing great work.

Thanks for your support,
 Jeanne Petric

RECEIVED

JUL 21 2021

Clackamas County
Planning & Zoning Division

One to Another
11973 LeAnn Marie Lane
Oregon 97142
503-771-4341

ZDC 280-FY2021 Minor and Time Sensitive Amendments

Exhibit 34

Page 1 of 1

Hamburg, Glen

From: carol-lee kadel <fathead47@gmail.com>
Sent: Wednesday, July 21, 2021 4:05 PM
To: Hamburg, Glen
Subject: Rolling hills church

Warning: External email. Be cautious opening attachments and links.

Thank You in advance for hearing my commends on the Borland free clinic , which is housed in Rolling Hills Church.. Who better to care and provide service for people in need.. They have helped so many with compassion, knowledge and devotion to their mission..... This organization is truly devoted....Carol Kadel

Hamburg, Glen

From: Margie Schaber <dolldreamsunlimited@comcast.net>
Sent: Wednesday, July 21, 2021 4:06 PM
To: Hamburg, Glen
Subject: Support For Chang Of Land Use Codes

Warning: External email. Be cautious opening attachments and links.

To Glen Hamburg, I am in favor of the proposal that would change land use codes, allowing all churches in the county to provide medical services on church property. Churches can do amazing things to solve society's problems and these days, we need all of the help we can get to meet the needs of the needy in our communities.

Mary Schaber

Hamburg, Glen

From: Robert Harris <bobglenna@hotmail.com>
Sent: Wednesday, July 21, 2021 8:46 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Greg-

I am writing to you in support of the proposed changes that would allow churches to provide medical clinic services to those in need in their own community. I specifically want to reference the care and healing provided by the Boreland Free Clinic, operated out of Rolling Hills Community Church.

What is a more pure sense of purpose for this, or any, church than to meet the needs of its neighbors— all of the neighbors who need this service, not any single or select group. Churches have brought medical care to the underserved in all of history, and we are in a care crisis today with all that Covid has brought to our communities.

Please take the necessary actions to ensure we maintain (or in other locations or other church congregations, even increase) access to care in this pivotal moment. Reducing access is exactly opposite to the interests of the community.

Sincerely,
Glenna Harris
Canby, Oregon

Sent from my iPhone

Hamburg, Glen

From: marylee mogil <mlmogil@hotmail.com>
Sent: Wednesday, July 21, 2021 10:29 PM
To: Hamburg, Glen
Subject: in support of Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

I'm writing to plead with you continue to allow the Borland Free Clinic to operate at the Rolling Hills church. I feel this is a real need in the community, helping the people who have no other medical care.

Marylee Mogil
Oregon City, Or 97045

Hamburg, Glen

From: Kelly Newton <newtons_3@msn.com>
Sent: Thursday, July 22, 2021 9:08 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Greg,

I am fully in support of the Borland Free Clinic. The services it provides to those who need it is invaluable. I have been able to point several people in their direction who got the help they needed and would have continued to suffer if not for the free clinic.

Please continue to allow them to provide the services that are desperately needed.

Kelly Newton
503-708-8548

Sent from my iPhone

Hamburg, Glen

From: Stephanie Tharp <stephanie.m.tharp@gmail.com>
Sent: Thursday, July 22, 2021 1:14 PM
To: Hamburg, Glen
Subject: SUPPORT FOR BORLAND FREE CLINIC

Warning: External email. Be cautious opening attachments and links.

It has come to my attention that Rolling Hills is being me with resistance from Clackamas County over the Borland Free Clinic. I am writing this email to share my wholehearted support as a Clackamas County resident. Governments, zoning regulations, and technicalities are not there to create a loop hole that prevents churches from serving their generous mission. Borland Free Clinic is an essential service, one not being met effectively by government run programs. To take it away by increasing unnecessary red tape and bureaucracy would be a DISSERVICE to public interest.

Underserved members of our community are able to receive essential medical care, treatment, and follow ups through the accredited providers at the Borland Free Clinic. Provided its health code, and medical certifications are met, there is no reason for Clackamas County to insert itself improperly.

The Commissioners have a proposal that allows churches in the county to provide medical services upon meeting the restrictions and qualifications should pass. This is essential to our community.

Thank you,
Stephanie Tharp
Wilsonville Resident
503-858-7507

Hamburg, Glen

From: Tom jones <juststoreit@onlinenw.com>
Sent: Thursday, July 22, 2021 1:21 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Glen,

I just wanted to express my love & commitment to Borland Free Clinic and my desire to see it continue!
I appreciate the opportunity to serve the under privileged; it is an integral part of my Christian faith!

I currently volunteer a couple shifts a month. As an RN I see so many under-served people/ families getting excellent care from experienced medical providers. These patients receive wonderful, thorough medical attention at a time it is so desperately needed!

They are so grateful for our service to the community.

I sure hope BFC is able to continue and that the government doesn't stand in the way of such good work!

Thank you for your time & consideration!

Maureen Jones, RN
503-804-3335

Hamburg, Glen

From: Chuck Easterly <chuckeasterly@gmail.com>
Sent: Thursday, July 22, 2021 1:50 PM
To: Hamburg, Glen
Cc: Mary Easterly
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

This email is in strong support of the proposal by Clackamas County to change land use codes to allow churches in the county to provide medical services on their property. As residents of Tualatin and members of Rolling Hills Community Church, we've had the opportunity to observe first-hand the value that this clinic brings to our community. It is truly life-saving for some, and it's the only way most of the people who are served here could receive the basic medical care they need.

We've been on the church property countless times while the Borland Clinic has been in operation and we've never once seen any impact on our neighbors or our roads. Visitors arrive by car, park in a spacious parking lot, and are treated inside the building, all of which occurs several hundred yards or more from our nearest neighbors.

As a part of the Rolling Hills Community Church family, we obviously care about our immediate neighbors and the reputation of the church within our local community. But in addition to being "good neighbors" to those in our physical proximity, we also want to be loving "neighbors" and friends to those in need. Our church is not a building. It's a body of people who are called to be the hands, feet, and heart of Jesus in our community and beyond. The Borland Free Clinic is a very natural way for us to care for those that God has commanded us to serve. In that regard, we're also concerned that any governmental organization would try to determine what any church should or should not do as part of their ministry for God. We think that's a dangerous infringement on the First Amendment.

Therefore, we are very supportive of the proposal to change the land use codes and enable churches to determine how ministry will occur within their buildings, specifically, in this case, in regards to operating a very needed medical clinic.

Respectfully submitted,

Charles R. and Mary C. Easterly
Tualatin, Oregon

Hamburg, Glen

From: Noriko Kawakami <masakata@gmail.com>
Sent: Thursday, July 22, 2021 2:09 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg:

I am writing in support of Borland Free Clinic and the land use code revision, which will allow churches to provide medical services on their properties.

I have taken the American Diabetes Association's Diabetes Prevention program, and a Tai Chi class, both free of charge at the clinic. As part of the diabetes program, I also received a free A1C test. I was so impressed with the clinic's outreach programs, I became a donor to the clinic even though I am not a member of the Rolling Hills Church.

At multiple times over the past few decades, my husband was unemployed and I could not seek medical help because of the prohibitively high cost. Had I been aware of this clinic, my stress level would have been much reduced. I strongly believe we should ensure that this clinic will be able to continue to provide services to people who are undergoing financial difficulties, especially during this time of pandemic.

The clinic takes up only one room at the far end of the expansive church building. There is always plenty of parking right outside the clinic. I have never witnessed any traffic congestion issues around the church when I used the clinic.

I thank you for working hard to create a community where everyone can feel safe and well cared for.

Best,

Noriko Kawakami

Hamburg, Glen

From: LEE HAVENS <leehavens@msn.com>
Sent: Thursday, July 22, 2021 2:36 PM
To: Hamburg, Glen
Subject: Borland Medical Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

Please continue to allow Borland Medical Clinic to offer needed services to those who cannot otherwise get these services. The Borland Clinic meets the needs of many people and they are all grateful for its existence. Thank you for being a part of the blessing of God's compassion and mercy to meet their needs!

Sincerely,
Lee Havens

Sent from my iPhone

Hamburg, Glen

From: Carissa Ellis <elli4381@pacificu.edu>
Sent: Thursday, July 22, 2021 3:06 PM
To: Hamburg, Glen
Subject: Update Land Use Code to allow Borland Free Clinic to continue

Warning: External email. Be cautious opening attachments and links.

Dear Glen Hamburg,

I am a current PA student at Pacific University and am writing to ask you to proceed with changing the land use codes for Clackamas County to allow all churches in the county to provide medical services on church property. As a student, I was given the opportunity to shadow a PA at the Borland Free Clinic that is in the lower level of the Rolling Hills Community Church and saw first hand what incredible and important support this clinic provided. During my short afternoon there, I saw a patient with immense tooth decay and cavities that would have turned into abscesses within the week and required an ER visit and likely hospital admission if they had been allowed to continue for another week. This patient did not have insurance and would have cost the hospital and government a lot of money if that had occurred. I also saw an annual well visit on a patient who just moved to Oregon during COVID and had not been able to get insurance or a job yet due to the pandemic. This patient ended up having severe cardiovascular risk factors and desperately needed to be started on preventative medications to mediate the risk of a heart attack. His father had even died of a heart attack only two years older than the patient is now, so it is likely something similar would have happened to him if this visit had not been possible. These are just two examples of the multiples of patients seen that day and the importance of continuing this clinic. Additionally, being able to participate in these experiences will help make me a much better provider in the future and helped prepare me more than any single class would have before moving into my clinical year of school.

This clinic is only possible because the church has been able to lend space to have it, but for the church, it is only a small part of the good it does. While the clinic is running, there is still plenty of parking spaces, other parts of the church that are removed and able to continue functioning like normal, and this does not impact its neighbors or region at all in a negative way. Instead it provides live saving care to the underserved that would otherwise be presenting much later and in much worse condition to emergency departments and straining the system. The church is doing something great, and governments and planning regulations should not stand in the way of helping people or doing good work.

Please support this update so the BFC can continue doing all the fantastic work its volunteers provide and so that churches are not restricted from doing good.

Sincerely,

Carissa Ellis, PA-S

Pacific University
School of Physician Assistant Studies
760-914-2333
Pronouns: she/her/hers

Hamburg, Glen

From: Debbie Osterhoudt <debbieosterhoudt@hotmail.com>
Sent: Thursday, July 22, 2021 3:54 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hello Greg!

My name is Debbie Osterhoudt. My husband and I have been a member of Rolling Hills Community Church for 33 years. This church has such a heart for the community and has been serving them in various ways for quite a while in many different ways.

Tualatin food bank uses the facility to distribute and provide food for the community. There is a clothe's closet for children. Hope's Table is a ministry to feed the homeless and provide clothing and showers.

Now, The Borland Free Clinic can serve medical needs. What a positive way to serve the community and meet their health concerns and needs! We ask that you please support the clinic's location at the church. What a great place to have a support system from the church and they also can provide volunteers. It would not interfere with neighbors. There is parking and easy access to the freeway.

Planning regulations should not stand in the way of churches helping people. So please give your support to the Clackamas County Commissioners to change the codes and allow medical services on church property.

Thank you,
Debbie Osterhoudt

Hamburg, Glen

From: julia speer <juliaspeer@gmail.com>
Sent: Thursday, July 22, 2021 4:56 PM
To: Hamburg, Glen
Subject: Borland free clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I'm writing to express my support of the Borland Free Clinic and the work they do there. I think the Clinic has a proven history of helping people in need which has become even more essential in this past year as so many have been out of work. I also think it is great to have an organization such as a church providing these services to the community. It serves the purposes of the church in helping those in their community and I hope that government regulation won't get in the way of this important service.

Sincerely,

Julia Speer

Hamburg, Glen

From: Nicole Schmitt <nsfapa@gmail.com>
Sent: Thursday, July 22, 2021 5:24 PM
To: Hamburg, Glen
Subject: Borland clinic

Warning: External email. Be cautious opening attachments and links.

Hello Mr. Hamburg,

I am a volunteer nursing assistant at Borland clinic and I drive out of my way from Portland to support communities that do not have access to healthcare. This is a very important part of my life that gave me meaning, which I did not fully realize, until my first day at the clinic. Though we are a free clinic, we are still in conjunction with the church, where we offer prayer services to our many patients that seek our services. Those in our community that is in need are able to have access to healthcare, a food pantry, and a hot meal.

Regulations would be harmful and affect our communities that do not have access to healthcare. Something to keep in mind.

Nicole

Hamburg, Glen

From: Sandy Kosik <sandykosik@borlandclinic.org>
Sent: Thursday, July 22, 2021 5:37 PM
To: Hamburg, Glen
Subject: Borland Free Clinic public input

Warning: External email. Be cautious opening attachments and links.

Hi Glen-

I thought I would pass on this article about the clinic that was featured in our local paper. Please add it to the packet for the public input.

<https://tualatinlife.com/featured/tualatins-borland-free-clinic-provides-medical-care-to-those-who-need-it-most>

Thank you!

Sandy

Sandy Kosik, MPAS, M.S.
Executive Director
Borland Free Clinic
(cell) 503-319-5810
www.borlandclinic.org



To make an online donation: www.borlandclinic.org

Hamburg, Glen

From: Bob & Marcena Monroe <bobmarce@comcast.net>
Sent: Thursday, July 22, 2021 7:46 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr Hamburg,

We'd like to include our voice of approval in the consideration of operating the Borland Free Clinic at Rolling Hills Community Church. This is a valuable gift that the churches can give to the community in a time when there is much need and it has been well-received and appreciated.

Sincerely,
Bob and Marcena Monroe

Hamburg, Glen

From: Alan Kluge <akluge@georgefox.edu>
Sent: Friday, July 23, 2021 7:32 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Clackamas County Commissioners:

We are members of Rolling Hills Community Church. One of the reasons we belong to and help support this church is because of its commitment to serving the local community. It is clear to us that the mission of any church should be to reach out and meet the essential needs of those who are underserved. The Borland Clinic provides health care services to those in our community, many of whom would be unable to access such care. The clinic serves all regardless of their religious affiliation.

We strongly encourage you to change the rules to allow Rolling Hills Community Church and other churches to continue to offer these life-critical medical services to the several hundred patients it serves. Please allow us to continue the mission of the church through attending to the needs of the local community.

Alan and Alice Kluge
akluge@georgefox.edu

Hamburg, Glen

From: John Mountz <mountzj@gmail.com>
Sent: Friday, July 23, 2021 7:54 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr Hamburg,

I'm emailing on behalf of the Rolling Hills community church and the Borland Free Clinics land use conversation. Full transparency, I do attend the church.

I fully believe that the clinic is offering something irreplaceable to the community at large. Without what those volunteers are doing there is a group of people who would be forced to do other, much more unproductive means to get care. On top of that, they could be a massive weight to the 911 system. As a firefighter for the city of Portland, I see homeless and houseless people all day. Constantly, what they ask us for is a clinic they could visit (more directly, a hospital). A volunteer run, one stop food bank, shower, clinic, etc gives these folks the best chance at quickly moving towards better health. I can't explain enough from what I've seen on a daily basis at work how much that gives everyone a chance at better happiness.

Please, don't remove what is nearly the only clinic in the area for homeless people. They need it. And Borland free clinic is willing to provide.

Thanks for your time, and I'd be happy to talk more about my experiences or opinion in more detail if you'd like.

John Mountz

541-420-5331
Mountzj@gmail.com

Sent from my iPhone

Hamburg, Glen

From: Tim Hutchison <tim.hutchison@comcast.net>
Sent: Friday, July 23, 2021 9:03 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Greg,

I believe it is important to continue with the the Borland Free Clinic on church property as it is just a small part of what the church does to help the community. I also believe it is not the government's place to interfere with the church's service to the community as the government plans for the future. This is a very good service the church is providing to the community and the government should not interfere with this service.

Thank you for listening to my thoughts on this subject.

Sent from my iPhone

Timothy Hutchison

Mobile: 503-577-1711

Tim.hutchison@comcast.net

Hamburg, Glen

From: Scott Speer <scott.speer@gmail.com>
Sent: Friday, July 23, 2021 10:29 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Glenn,

Providing medical care to people is at the heart of Christianity. I believe that prohibiting the care of a person when they have no alternatives is to be without compassion for someone's misery or suffering. I believe Oregon and Clackamas County are better than that.

I support the Borland Free Clinic.

Scott Speer
24325 SW Petes Mountain Rd
West Linn, Oregon 97068

--

Scott

Hamburg, Glen

From: William Howard <bill.g.howard@gmail.com>
Sent: Saturday, July 24, 2021 12:56 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

The County /government should be helping the churches to provide medical care, monetary and spiritual assistance to all people in need.

Hamburg, Glen

From: Donald Lathen <donbeckyl@gmail.com>
Sent: Saturday, July 24, 2021 3:27 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamberg: I would like to add my voice in favor of the proposal to change the land use codes so that the Borland Free Clinic housed at Rolling Hills Community Church can continue to function. Helping people who are in need can only be a positive thing to do and would also reflect well on Clackamas County as a caring community. Thank you, Don

Hamburg, Glen

From: matt majewski <twig101@yahoo.com>
Sent: Sunday, July 25, 2021 10:41 AM
To: Hamburg, Glen
Subject: Clinic

Warning: External email. Be cautious opening attachments and links.

Glen,

I just wanted to show my support of the Borland Free Clinic at Rolling Hills community church.

The only reasons not to support this clinic would be completely selfish.

It's as simple as that in my opinion.

Thank you for your time,

Matt Majewski

Hamburg, Glen

From: Kyle Tribken <ktribken1@gmail.com>
Sent: Sunday, July 25, 2021 10:53 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am a member of Rolling Hills Church. Charity is an essential responsibility of the Christian Church.

The Borland Free Clinic is an excellent way for us to approach this mission and help our community needs.

I cannot imagine what practical purpose our government would have for opposing this relative to its usefulness as a good community resource.

Thank you,

Kyle Tribken

Hamburg, Glen

From: Jocelyn Lovenburg <jolovenburg@gmail.com>
Sent: Sunday, July 25, 2021 11:39 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Good morning,

I attend Rolling Hills Community Church in Tualatin. My husband and I have been attending for over 16 years. It's been a blessing to serve the community that really needs it through helping to serve meals, assisting with the winter shelter and shopping with others at the food bank.

The Borland Free Clinic has been an integral part of assisting the needs of the community the last couple of years. The ability to extend free clinical services to a much needed community, makes me proud to be part of this church.

I work in the behavioral field and I know how limited medical access can be for families. More access makes these families thrive in the communities they live in.

I so advocate for clinics such as the Borland Free Clinic to be part of churches like ours. It can only continue to strengthen a community.

Thank you for the opportunity to express my opinion.

Jocelyn Lovenburg
Canby, Oregon

Hamburg, Glen

From: Keri Rhoden <kerirhoden@hotmail.com>
Sent: Sunday, July 25, 2021 12:38 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hello Glen!

I just wanted to shoot you a quick email in regards to the Borland free clinic at rolling Hills community Church... Just that I am in huge support of clinics such as these. It does so much for the local communities who are in need. Allowing churches to serve and meet some needs of the sick in our communities is in a small way being the hands and feet of Jesus!

Thank you for allowing our local churches to support our communities in this fashion!

Appreciate your time,

Keri Rhoden

Sent from my iPhone

Hamburg, Glen

From: Robert Zybeck <robert.z@zoho.com>
Sent: Sunday, July 25, 2021 12:54 PM
To: Hamburg, Glen
Cc: kathleenroungtree
Subject: I support of Borland Free Clinic at Rolling Hills Community Church

Warning: External email. Be cautious opening attachments and links.

Greetings Glen Hamburg,

I, Robert Zybeck write to express that I fully support the exception of Clackamas County Land Use Ordinance to allow Borland Free Clinic Services at Rolling Hills Community Church. It serves our Community and helps those who are struggling and are in need.

Thank you,

https://rollinghills.org/wp-content/uploads/Support-Our-Clinic_Digital.pdf

Hamburg, Glen

From: Jim and Donna Gould <gouldfamily@yahoo.com>
Sent: Sunday, July 25, 2021 12:53 PM
To: Hamburg, Glen
Subject: Ordinance ZDO-280

Warning: External email. Be cautious opening attachments and links.

As a healthcare provider, I am writing to encourage Clackamas County to amend Ordinance ZDO-280 to allow charitable healthcare services in places of worship. I'm concerned about the health of our communities and access to healthcare. I support efforts that will provide services to vulnerable populations, therefore, I financially support Borland Free Clinic. I hope Clackamas County will permit continued medical care at places of worship to enable access to care for underserved people in need.

Donna Gould, RN, CAPA
21754 SW Chehalis St
Tualatin, OR 97062

Hamburg, Glen

From: samhaley2010@gmail.com
Sent: Sunday, July 25, 2021 1:02 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I offer my enthusiastic support for this very valuable service to our surrounding community especially in times like these. My wife is a volunteer at the clinic and I am a volunteer for our Monday nite "Hopes Table" where we provide a free meal, laundry and showers for the homeless. We pick them up near the library and return them a few hours later.

It is heartening to know we can make a practical difference in people's lives.

Sincerely,

Sam Haley
Member of Rolling Hills C. Church
Tualatin resident

Sent from [Mail](#) for Windows 10

Hamburg, Glen

From: Rhonda Began <rhonda.began@rollinghills.org>
Sent: Sunday, July 25, 2021 3:07 PM
To: Hamburg, Glen
Subject: Support for the Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

We are living in challenging times. Faith communities can do amazing things to help solve problems within our society. There is more need for medical support for our community than ever and resources seem to be decreasing. I feel that this is where churches can step into the gap. The Borland Free Clinic is able to provide desperately needed services to the under served in our community.

Caring for others, especially the poor and the sick is what the bible teaches we should be doing as the church. Please change the land use codes so that churches are not limited in their ability to help the people of Clackamas County live better, more healthy lives.

Thank you

RHONDA BEGAN

Pastor of RH Women

rhonda.began@rollinghills.org

ROLLING HILLS COMMUNITY CHURCH

3550 SW Borland Road, Tualatin, OR 97062

503.638.5900 | rollinghills.org

Please note that my office hours are Monday through Thursday from 8:30AM-4:00PM.

Hamburg, Glen

From: Christopher Calawa <ccalawa@gmail.com>
Sent: Sunday, July 25, 2021 6:11 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

I am writing to express my support for the current proposal by the Clackamas County Commissioners that would change land use codes allowing all churches in the county to provide medical services on church property. Historically, faith based groups have provided an important contribution to the local social needs. When you consider that these groups see contributing to the welfare of their community as part of their moral obligation, it makes a lot of sense that they should be used by the community as an extension of the services available to the needy in the community, especially in a time when governmental community funds are being stretched to their limits to provide for the needy. The Borland Free Clinic at Rolling Hills Community Church is one such example. It was established specifically to provide free medical care to the most needy members of our community. This is a small part of the church and would not have any impact on any of its neighbors.

I hope that the commissioners will see the wisdom of providing for the medical needs of the community through faith based organizations such as the Borland Free Clinic. This could provide an effective extension of the social safety network that the county can offer its most vulnerable members, freeing up further dollars in the budget to provide more comprehensive services to the community. Thank you.

Christopher Calawa

Hamburg, Glen

From: robertbauer04@gmail.com
Sent: Monday, July 26, 2021 9:44 AM
To: Hamburg, Glen
Subject: Input to decision

Warning: External email. Be cautious opening attachments and links.

Glen:

My name is Bob Bauer. My wife and I are small business owners and have lived in the community since 1986. We have been a members of Rolling Hill Community Church since 1987. I understand you are considering if the church should have the conditional use permit for the Borland Free Clinic renewed or revoke. I wanted to reach out to you to share that I have been a part of the leadership of the church for many years and without question the "clinic" is an integral part of our mission as a church. Our doctrine calls for us to serve is this way along with others. The clinic is one of our key ministries and thus I believe the only, right decision is to continue to allow our use.

Please call me or email me if you would like to discuss further.

Bob

Bob and Cammy Bauer

Milex Complete Auto Care® / Mr. Transmission®

9760 SW Wilsonville Rd, Ste 160, Wilsonville, OR 97070

ph 971-224-4368 | 971-224-4372

Email: Milexmrt568@gmail.com

<http://wilsonville-milexand.mrtransmission.com>





July 26, 2021

Glen Hamburg, Senior Planner
Planning Department
Clackamas County
150 Beaver Creek Road
Oregon City, OR 97045

RE: Support for Ordinance ZDO-280

Dear Glen:

This letter is written in support of Ordinance ZDO-280 which involves minor changes to the County's Zoning and Development Ordinance (ZDO).

We support the planned text amendments to Section 1005 and have clients that are in favor of the type of flexibility for building design that is included in these amendments. These changes will help existing important clients that own businesses and create jobs in Clackamas County.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read 'Chris Goodell'.

Chris Goodell, AICP, LEED^{AP}, Associate
AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503.563.6151 | chrisg@aks-eng.com

Hamburg, Glen

From: Jacki Herb <herbj@aks-eng.com>
Sent: Monday, July 26, 2021 10:20 AM
To: Hamburg, Glen
Subject: RE: Metal Exterior Amendments
Attachments: 8580 20210726 Letter in support from AKS.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External email. Be cautious opening attachments and links.

Thank you Glen.

This information is very helpful. Attached is a letter of support of the ordinance. I will also be attending tonight's hearing to provide testimony supporting the ordinance. I presume that there will be opportunity for me to raise my hand/or similar to speak?

Thanks again.

Jacki Herb

AKS ENGINEERING & FORESTRY, LLC

P: 503.563.6151 ext. 279 | F: 503.563.6152 | www.aks-eng.com | herbj@aks-eng.com

From: Hamburg, Glen <GHamburg@clackamas.us>
Sent: Tuesday, July 20, 2021 2:03 PM
To: Jacki Herb <herbj@aks-eng.com>
Subject: RE: Metal Exterior Amendments

Hi Jacki,

The meeting on August 18 with the Board is just a public hearing, and no *final* decision on the proposal will be made then. Instead, at the close of the hearing, the Board could choose to:

- Schedule another public hearing for more discussion;
- Vote to decide not to move forward with the proposed amendments; or
- Vote to direct staff to prepare an official ordinance with what they are in favor of for formal adoption consideration at a subsequent meeting.

It's only when the board has agreed to a final ordinance in a subsequent meeting will they set an effective date, which could be any time frame, but it seems like they typically choose to have an adopted land use ordinance effective 30 days after their final vote.

Best,

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beavercreek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Jacki Herb <herbj@aks-eng.com>
Sent: Tuesday, July 20, 2021 11:59 AM
To: Hamburg, Glen <GHamburg@clackamas.us>
Subject: RE: Metal Exterior Amendments

Warning: External email. Be cautious opening attachments and links.

Hello Glen,

I'm picking up this project and wanted to check in on the effective date of the planned amendments. If they are passed at the August 18th hearing will they be effective immediately?

Thank you for your assistance.

Regards,

Jacki Herb

AKS ENGINEERING & FORESTRY, LLC

P: 503.563.6151 ext. 279 | F: 503.563.6152 | www.aks-eng.com | herbj@aks-eng.com

From: Hamburg, Glen <GHamburg@clackamas.us>
Sent: Monday, June 21, 2021 10:59 AM
To: Ingrid Friedberg <friedbergi@aks-eng.com>
Subject: Metal Exterior Amendments

EXTERNAL EMAIL: This email originated from outside of AKS Engineering & Forestry. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ingrid,

The proposed amendments to allow metal as an exterior building material will be included in Ordinance ZDO-280. I've attached a copy of the notice for the amendments and their scheduled hearings, as well as a copy of the respective proposed amendments for your review.

Regards,

Glen Hamburg

Senior Planner
Clackamas County Planning & Zoning
150 Beavercreek Rd
Oregon City, OR 97045
Tel: 503.742.4523
General Schedule: Tuesday-Friday, 7am-5:30pm



The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

Hamburg, Glen

From: DePalma, Rebecca <depa7979@pacificu.edu>
Sent: Monday, July 26, 2021 10:22 AM
To: Hamburg, Glen
Subject: Support for Borland Clinic

Warning: External email. Be cautious opening attachments and links.

To Whom it May Concern,

I support Borland Clinic in their continued work to be able to provide medical care to underserved communities in the Beaverton area, and this care is needed. Please consider this and my support.

Thank you

--
Rebecca DePalma, PA-S
Pacific University
School of Physician Assistant Studies
253.224.7780
Pronouns: she/her/hers

Hamburg, Glen

From: Jeff Mattson <jeff@livingwholehearted.com>
Sent: Monday, July 26, 2021 11:15 AM
To: Hamburg, Glen
Cc: Terra Mattson
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hello,

I am writing to voice my full support of the Borland Free Clinic held within Rolling Hills Community Church (RHCC). My wife (Terra) and I have been members of RHCC for 20 years and have seen amazing community service done to help address societal problems in partnership with city and statewide organizations such as the Tualatin School House Food Pantry, SOLVE, NW Children's Outreach and so many more. I know of no other organization in our community doing so much for so long (over 45 years) to help curb abuse, addiction, domestic violence, the effects of homelessness, grief and loss, young mothers, children, teens, and so many other important areas.

Our church has long been committed to having faith get translated into daily action. The Borland Free Clinic provides free medical care to people in need and that comes from the heart of the professionals (highly skilled and respected doctors and nurses) and lay leaders all volunteering their time, talents, and heart to help those less fortunate in our community. The clinic is a small part of our church and does not interrupt anyone in our community with additional traffic, noise, or other concerns.

Governments and planning regulations should not stand in the way of churches doing good works. I urge you to continue to allow the Borland Free Clinic to continue doing good work for vulnerable members of our community as the clinic operates with the highest ethics and care. This commitment comes from those on the clinic's board and the leadership of Rolling Hills Community Church. Both are deeply committed to living and loving like Jesus Christ in every area of life, work, and service to others. It is with this same commitment that we operate our professional counseling and organizational development firm Living Wholehearted also in Tualatin for the last 10 years.

My best,
Jeff Mattson



Jeff Mattson, MA ORGL
Co-Owner/Founder, Principal

Phone: 503-679-4623
Email: jeff@livingwholehearted.com
Web: www.livingwholehearted.com
Author: amazon.com/author/jeffmattson
Podcast: [The Living Wholehearted Podcast with Jeff & Terra Mattson](#)

Confidential and Privileged Information: This message and any attachments are intended for the addressee only and may contain legally privileged and confidential material. If you are not the addressee, please DO NOT read, copy, distribute, store or otherwise use the message or attachments. If you have received this message in error, please notify the sender and delete the file immediately. Thank you.

Hamburg, Glen

From: kayhopkins77@gmail.com
Sent: Monday, July 26, 2021 11:57 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi,

I simply want to express my support for the Borland Free Clinic and encourage you to make it possible for them to continue meeting the needs of the community.

Your suggested revisions to enable this would be much appreciated.

Churches have historically played a big role in health care; many of the existing hospitals were founded by churches and not by the government. People are willing to volunteer their time to help solve medical issues in the local community and should be allowed to continue doing so; government should not get in the way of people and churches helping people. As a Christian, I believe it is my duty to assist in this way and the needs being addressed are very real for people in the community.

I encourage you to adjust the land use codes as suggested to allow the church to fully serve the people in the community which is very foundational our religious beliefs.

Thanks!

Kay Hopkins
1650 Devon Lane
Lake Oswego, OR 97034



knitforthesoul@gmail.com
www.knitforthesoul.com

Apt 410

8945 SW
Ash Meadows Circle
Wilsonville, OR 97070
July 18, 2021

JUL 26 2021

Clackamas County
Planning & Zoning Division

Clackamas County Commissioners:

We live in Wilsonville in Clackamas County.

We are members of Rolling Hills Community Church.

Our church has and is currently providing medical services to the uninsured/underinsured public, thru our Portland Free Clinic.

(We also provide free meals weekly, along with shower and laundry facilities, to anyone, usually the homeless)

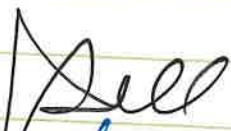
We understand that you are considering whether to amend the "conditional use permit" of our church to legally allow the medical clinic.

Frankly, we don't understand why this action would even be questioned. Our church exists to render services to our members, and the public at large.

We urge you to make this change, fully allowing RHCC to continue offering free medical service.

John M Gill

Loret L. Kindred



254-423-4459

ZDC-280: FY2021 Minor and Time Sensitive Amendments

Page 1 of 1

503-327-4315

4027 Ridge Lane
West Linn, OR 97068

July 21, 2021

Dear Mr. Hamburg,

We believe that Rolling Hills Community Church and all churches have an opportunity and responsibility to serve the community, any way they can.

The "Barland Free Clinic" needs to continue serving the people who need their care. They are a help to the people, not a hindrance.

Sincerely,

Mr + Mrs Warren Guest

RECEIVED

JUL 26 2021

Clackamas County
Planning & Zoning Division

Hamburg, Glen

From: Peggy Akerman <pegakerman@gmail.com>
Sent: Monday, July 26, 2021 12:54 PM
To: Hamburg, Glen
Subject: In support of Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Glen,

Please know that myself and many others are in support of the Clinic continuing their fine work out of their location at Rolling Hills Community Church. The Clinic was in need of a location and the church stepped up , raising the monies needed to build out the space for the clinic in one weekend!! The church body has also continued to support the clinic with annual fundraising events. The clinic is a huge help to those in the surrounding communities who are in need of medical care which would otherwise go unprovided or overtax our emergency rooms.

Thank you for your consideration.

Peggy Akerman
3166 Stonebridge Way
Lake Oswego, OR 97034

Sent from my iPad

Hamburg, Glen

From: Alfred and Maria Frederickson <lapazlovers@gmail.com>
Sent: Monday, July 26, 2021 1:13 PM
To: Hamburg, Glen
Subject: Borland free clinic

Warning: External email. Be cautious opening attachments and links.

The government should not be against our church helping people who don't have money to afford health care 😊! Thank you Sent from my iPhone

Hamburg, Glen

From: Matt Presjak <matt@encompasswa.com>
Sent: Monday, July 26, 2021 2:44 PM
To: Hamburg, Glen
Subject: Borland Free Clinic Support

Warning: External email. Be cautious opening attachments and links.

Hello Glen,

I'm emailing in support of the continuation of the work the clinic does from its space in Rolling Hills church. The clinic is continuing to add services and care to the most vulnerable in our community. With the help and support of volunteers from Pacific University and OHSU, we've been able to add vision and dental care for the patients this year. With a recently received federal grant, we will be offering mental health services as well. My hope is Clackamas County will allow the continuation of this vital community resource from the greatly supported folks at Rolling Hills Church.

Thank you,

Matt Presjak
Lead Financial Advisor, Managing Principal
Encompass Wealth Advisors, LLC
15350 SW Sequoia Parkway, Suite 250
Portland, OR 97224
(971) 371-1001 Phone
matt@encompasswa.com



www.encompasswa.com

"We are committed to enriching our clients' lives by delivering superior wealth management advice."

Hamburg, Glen

From: Kelsey Severson <kseverson311@gmail.com>
Sent: Monday, July 26, 2021 2:59 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi,
I wanted to reach out and voice my support for the Borland Free Clinic at Rolling Hills Community Church. I am a Clackamas County resident and think that this use of space as a clinic for the underprivileged would be an amazing opportunity to serve our community. I am all for it!

Thanks for your time!

Kelsey Severson

Sent from my iPhone

Hamburg, Glen

From: RITA VALDES <ritavaldes@icloud.com>
Sent: Monday, July 26, 2021 3:01 PM
To: Hamburg, Glen
Subject: Keep the Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

To : Glen Hamburg

I wanted to say that I am definitely for keeping the Borland Free Clinic open at Rolling Hills Community Church. This is our wonderful outreach to help our community.

Nothing should stop our churches from helping people, especially those that cannot afford medical treatment.

Our faith moves us to care for those in need.

Please consider keeping this Clinic open.

Thank you

Rita Valdes.

Sent from my iPhone

Hamburg, Glen

From: The Haywards <haywardaj@msn.com>
Sent: Monday, July 26, 2021 4:43 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Glen Hamburg,

Greetings.

I write in support of allowing the Borland Free Clinic (BFC) to continue operating from the lower level of the Rolling Hills Community Church.

I'm a retired internist and geriatrician who spent more than a year volunteering as a clinician in the BFC. I am not a member of the Rolling Hills Church.

I have previously volunteered in after-hours clinics housed in church property and am accustomed to that arrangement.

I'd like to make the following points:

- The Rolling Hills Church is a conspicuous landmark and easy to find.
- The parking lot is ample and convenient for staff and patients and accommodates larger vehicles such as bloodmobiles or mobile eye clinics.
- The dedicated space is easily accessible from the parking lot and well-adapted for clinic purposes with several exam rooms and a convenient waiting area.
- The adjacent food pantry offers additional help for patients visiting the clinic.
- For most of the patients I've seen, the clinic is a safety net. The work of the clinic complements the humanitarian and service mission of the church.
- Both the clinic location and connection to a church offer synergy in recruiting staff.

All of this seems a very satisfactory arrangement to me, deserving of the support you and other Clackamas County officials can provide to preserve it.

Thank you for reading my email. Feel free to contact me if I can help with additional information.

Arthur D. Hayward, MD, MBA
971.645.3124

Hamburg, Glen

From: k.atwood@comcast.net
Sent: Monday, July 26, 2021 4:50 PM
To: Hamburg, Glen
Subject: Borland Free Clinic/Rolling Hills Community Church

Importance: High

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg:

My wife and I have been attending Rolling Hills Church for 27 years and have been active in the church as well. One of the keys to our attendance and involvement has been the mission of the church as it relates to our surrounding community, mainly Lake Oswego, West Linn, Tualatin and the Stafford Basin, and providing support and assistance in any manner that we can. Our church currently houses Tualatin Schoolhouse Pantry, a cold-weather center, a meal center and a clothing outreach coordinated with the school districts and counselors. The Borland Free Clinic was a milestone as it provided access for the less fortunate, people without insurance, Green Card individuals, and took some of the burden off of Legacy Meridian Park for routine care that could be provided at the clinic instead of taking up Emergency Unit resources. This also impacts the Providence Bridgeport Urgent Care facility by Bridgeport Village for the same reasons. The clinic has NO impact on neighbors from a negative standpoint because we don't have any physical neighbors to the church. The clinic DOES have a positive impact in the "greater" neighborhood. All staff for the clinic are licensed, qualified individuals volunteering their time to help a hurting sub-population within the general population. The clinic has a POSITIVE societal impact.

Respectfully Submitted,

Kelly P Atwood
778 Cabana Lane
Lake Oswego, OR 97034
k.atwood@comcast.net



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Hamburg, Glen

From: Maria Antoinette Reyes <councilormaria@gmail.com>
Sent: Monday, July 26, 2021 5:51 PM
To: Hamburg, Glen
Subject: Borland Free Clinic Support

Warning: External email. Be cautious opening attachments and links.

I would like to express my support to the Borland Free Clinic. I have been involved with this clinic from the get go. I know that my community (Spanish-speakers, low-income) have been utilizing their services. It is really important for our community because this is the only place where some of my constituents receive education about their health, tips about diabetes prevention and/or living with diabetes. It has taken much effort, time, and work to have the Latin American community trust these types of services in the community and finally they feel very comfortable going to the free clinic to help them with their health issues and prevention. Removing or changing these services will really hurt the people that rely on these free services. In addition, the Latin American community has been taught that churches take care of the poor and the needy, therefore, they feel that churches are the best place to help them with their social needs.

Please give me a call if you have any questions.

Respectfully yours,
Councilor María

María A. Reyes
City of Tualatin
503-454-6551 (text or call)
mreyes@tualatin.gov

Hamburg, Glen

From: Kristin Schmidt <kristin.marie.schmidt@gmail.com>
Sent: Monday, July 26, 2021 9:47 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Glen:

We're writing in support of Borland Free Clinic and the vital work it's doing in our community. It goes without saying this pandemic has been incredibly difficult for people, especially those without health insurance and adequate health care. My husband and I feel strongly that planning regulations should not prevent churches from helping those in need. Please don't eliminate this lifeline to the families in our community who need this care.

Thank you for your time,

Kristin & Donnie Schmidt

Hamburg, Glen

From: Marco Gutierrez <royal9702@gmail.com>
Sent: Monday, July 26, 2021 9:51 PM
To: Hamburg, Glen
Subject: Churches providing healthcare

Warning: External email. Be cautious opening attachments and links.

I am writing in regard churches providing care to the under serve. I am a dentist Who have provided care to OHP patient who have hard time getting to see their dentist. Even worse, there are a large population who are houseless. The need for health care has increase because this population don't have insurance or money to pay. Government Have not been able to take care of this population. There are a large population who are just getting by and have insurance but can't pay for their co-pays. Who is going to to take care of this under serve population. Letting churches provide care for this people, relieves some of the burden the county Have been facing. Also, it will relieve the ER and hospital since people are being treat for their urgent care or other wise will escalate to more life threaten situation which people will have to be hospitalize. Churches shouldn't be punish for doing good deed but applauded for their work. We are suffer as a society and churches have more of play in this stressful situations. Churches provide moral support and spiritual which have link to a healthier population.

Dr. Marco Gutierrez
Dental Licence: D7750
My phone number: 503-975-7444

Sent from my iPhone

Hamburg, Glen

From: Julie Madrid <juliemadridbcc@yahoo.com>
Sent: Monday, July 26, 2021 10:05 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Greg,

I am writing to let you know of my support for the Borland free clinic at Rolling Hills Community Church.

Rolling Hills is an integral part of the community of Tualatin and has been for almost 50 years! They partner with schools, social services, and now are trying to continue to offer medical services for the underserved of our community.

Following Christ's example, and centuries of Christians, in caring for the physical needs of those around them is just one of the endeavors that RHCC participates in to make the world a better place. Many of our great hospitals in the Portland area and the US were started by people of faith. It has been and will continue to be part of the work that Christians are called to do.

I think the Borland Free Clinic is a perfect partner and addition to all of the services for the homeless and underserved that Rolling Hills provides.

In these times especially, I believe it's imperative that the government partners with those that want to step up to serve our communities rather than put up barriers that prevent that service.

I'm asking you to do what you can to keep this free community service available at RHCC. Finding the ways we can work together can do amazing things for our community.

Sincerely,

*~Julie Madrid
RHCC member and Tualatin resident*

Hamburg, Glen

From: Frank Bubenik <fbubenik@tualatin.gov>
Sent: Tuesday, July 27, 2021 7:13 AM
To: Hamburg, Glen
Cc: Council; BCCMail; jordanskornik@borlandclinic.org
Subject: Letter of Support - Borland Free Clinic - Land Use Code Changes

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

On behalf of the Tualatin City Council I'd like to state our support for the proposal to alter land use codes to allow all churches in Clackamas County to provide medical services on church property with certain restrictions and qualifications. This change would allow the Borland Free Clinic (BFC) to continue operating in the lower level of the Rolling Hills Church as part of their Community Life Center.

The BFC provides urgently needed medical and diabetes prevention services to over 300 individuals without access to or the ability to pay for healthcare in our region. Last year BFC provided over \$49,000 in free medical care to area residents. BFC also provides an educational environment for students pursuing medical degrees through a partnership with Pacific University. BFC's services are important enough that the City of Tualatin, in conjunction with Washington County, Clackamas County, TriMet, and Ride Connection, will be expanding its shuttle program routes to include transportation on Borland Road.

Thank you for your consideration.



Mayor of Tualatin
fbubenik@tualatin.gov
Cell: 971.420.7443

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Hamburg, Glen

From: Justus, Madeline <just7599@pacificu.edu>
Sent: Tuesday, July 27, 2021 9:10 AM
To: Hamburg, Glen
Subject: Borland clinic

Warning: External email. Be cautious opening attachments and links.

Hello,

I am a PA student that shadowed a provider at the Borland Clinic. Not only does this clinic provide learning opportunities for future providers but it also addresses a huge need within the community. I was able to witness members of the community receive COVID vaccines, be treated for chest pain, and get help managing medications for asthma. One woman was sent home from OHSU with a \$1000 bill and could not afford her medication and therefore had a chronic cough. We were able to treat this woman at no cost and directed her to medication that she could afford. This woman would have not been able to find any support if the Borland clinic was not available.

Please help keep the Borland clinic open.

-Madeline

--

Madeline Justus, PA-S
Pacific University
School of Physician Assistant Studies
(425) 691-8638

Hamburg, Glen

From: Loertscher, Laura (she/her) <LAURA.LOERTSCHER@providence.org>
Sent: Tuesday, July 27, 2021 9:31 AM
To: Hamburg, Glen
Subject: I support Borland Free Clinic at Rolling Hills Community Church

Warning: External email. Be cautious opening attachments and links.

Dear Glen Hamburg,

I am a practicing primary care physician in our community and teaching faculty with our internal medicine residency program. Providing medical care at Borland Free Clinic is an incredibly valuable experience to train our residents in the care of underserved patients. We are intensely grateful to Rolling Hills Community Church for their partnership in providing medical care to some of the most vulnerable people in our community.

Providing medical care to people in need aligns perfectly with the religious values upon which I was raised. Planning regulations certainly should not prevent churches from doing the good work of helping others. I strongly support change to land use codes that would allow churches in the county to provide medical services on church property with appropriate restrictions.

I look forward to our ongoing work at Borland Free Clinic at Rolling Hills Community Church.

Sincerely,

Laura Loertscher MD

Faculty Instructor, Department of Medicine

Providence St. Vincent Medical Center

9205 SW Barnes Road Portland, OR

503-216-7596

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Hamburg, Glen

From: Mae Won <maemaewon@yahoo.com>
Sent: Tuesday, July 27, 2021 11:05 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am a member of Rolling Hills Community Church. I understand Clackamas County made a proposal that would change land use codes to allow medical services on church property. I support this proposal wholeheartedly. Borland Free Clinic needs to continue to operate and provide medical services for those in our community who do not have medical insurance. Our church believes in serving and helping the poor and needy. This new proposal will allow us to continue to do so and shine a light and bring hope and relief to those in need.

Please pass this proposal.

Sincerely,
Mae Won
6968 Oakridge Drive
Gladstone, OR. 97027

Hamburg, Glen

From: KAREN BLAHA <blahak@comcast.net>
Sent: Tuesday, July 27, 2021 1:26 PM
To: Hamburg, Glen
Subject: Land use

Warning: External email. Be cautious opening attachments and links.

Karen Lytle Blaha
514 4th Avenue
Oregon City OR 97045
Email: blahak@comcast.net

To: Glen Hamburg/Commissioners
From: Karen Lytle Blaha
RE: Land use change

I support the Clackamas County Commissioners' proposal to allow churches in the county to provide medical services on their property.

This landuse code change makes sense on several levels, helping to alleviate suffering and mitigating public costs of providing such services through taxes, all while improving public health countywide.

Sincerely,
Karen Lytle Blaha

Hamburg, Glen

From: Dan <dan@danhardyproperties.com>
Sent: Tuesday, July 27, 2021 4:21 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

This is an email in total support of this clinic to remain at Rolling Hills. What a huge need in this day and age for people to get these type of services, and for free.

The church is very large and can accommodate the clinic to serve the needy in the community. I have seen no impact or issues from having the clinic here.

Rolling Hills does many great things to help the community at large. Churches should be able to help in these types of ways. Fully fully support this!

Kristen & Dan Hardy

Dan Hardy, OR Principal Broker & Owner

Kristen Hardy, OR Licensed Broker

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Hamburg, Glen

From: Martin Bergman <mrbergman83@gmail.com>
Sent: Tuesday, July 27, 2021 6:18 PM
To: Hamburg, Glen
Subject: County land use codes

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

My name is Martin Bergman, a resident of Canby, Or. The purpose of this letter is to voice support for the proposed change to Clackamas County land use codes to allow churches in the county to provide medical services on church property (with appropriate qualifications and restrictions).

Since the earliest days the church has been a promoter, advocate and active participant in providing for the poor, needy and downtrodden in society. This was modeled by Christ and has always been part of the church. The church recognizes providing for the poor, including medical services, is a part of our worship and religion. In the middle ages the church was active in taking care of the sick and infirmed in the darkest days of the great plagues. In modern times the church has been a leader in providing medical care for millions world wide.

Governments in democracies should not impose impediments to the church particularly when it comes to providing much needed medical care to the underprivileged. Planning regulations, within appropriate guidelines should promote rather than restrict such use of churches.

As a member of Rolling Hills Community Church I am particularly proud of Borland Free Clinic which was recently recognized by the City of Tualatin for their excellent services to the community, particularly those in need.

I strongly support the proposed changes to the county land use codes to specifically allow churches to provide medical care on their facilities.

Martin Bergman
470 NW 11th Place
Canby, OR 97013

Hamburg, Glen

From: Bev Shinn <shinnbev@gmail.com>
Sent: Tuesday, July 27, 2021 6:52 PM
To: Hamburg, Glen
Subject: Borland Free clinic

Warning: External email. Be cautious opening attachments and links.

We at Rolling Hills are asking to be allowed to continue to reach out with practical & medical services for the underprivileged. When we service this way the county won't be responsible.

Thanks for listening

Hamburg, Glen

From: Brenda Hebard <hebard4@gmail.com>
Sent: Tuesday, July 27, 2021 8:20 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Glen,

I'm writing to add my support to the Clackamas County Commissioners' proposal that would change land use codes allowing all churches in the county to provide medical services on church property with certain restrictions and qualifications.

Allowing churches in our community to provide this type of help and resource can go a long way in helping to solve society's problems and can potentially reduce the stress on individuals and families and even connect people to other resources such as food, clothing, shelter and even address their mental and spiritual needs.

Thank you for considering this when making your decision.

Sincerely,

Cameron & Brenda Hebard

Sent from my iPhone

Hamburg, Glen

From: Walker Plumbing <rxwalker@aol.com>
Sent: Wednesday, July 28, 2021 6:56 AM
To: Hamburg, Glen
Subject: Borland free clinic

Warning: External email. Be cautious opening attachments and links.

Glen
We wish to urge you to pass the regulations to allow churches to provide medical services on church property. Having worked in health care and the medical community for decades we have supported the work of such clinics as both medically needed and a way for the church to offer help and support to a part of the community in greater depth than the public sector resources allow. There is a portion of our local community that can fall through the cracks and clinics like Borland are one more way to assist these people.

Brent and Dr Nancy Jauch

Hamburg, Glen

From: Grace Yoon <grace.yoon@icloud.com>
Sent: Wednesday, July 28, 2021 3:30 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Glen Hamburg,

My name is Grace Yoon and I reside in Lake Oswego. I am writing to voice my support of the Borland Free Clinic providing medical services on the campus of Rolling Hills Community Church. I have volunteered at the Borland Free Clinic and have witnessed the positive and powerful impact the clinic has on the community it serves. The medical volunteers help the underserved who come through the doors at Borland Free Clinic (BFC) with compassion and love. I have encountered many who would never have sought medical treatment if not for the BFC.

As a member of the Rolling Hills Community Church, I am proud our church can provide a safe place to provide such a necessary service to our community members in need. The medical service BFC provides serves our religious calling and purpose. I would also like to point out that the Borland Free Clinic is only a small part of our church and I have not witnessed any disruption or impact it has on the neighbors in the many months I served as a volunteer.

I implore you to continue to allow Borland Free Clinic to provide medical services at Rolling Hills Community Church. Thank you.

Sincerely,
Grace Yoon
(503)810-6871

Sent from my iPad

Glen Hamburg
150 Beaver Creek Road
Oregon City, OR 97045

Dear Mr. Hamburg,

Thank you for giving the citizens of Clackamas County the opportunity to share their opinions regarding land use code changes for all churches in our county. As a resident in the county for over 50 years, and as a member of Rolling Hills Community Church for the past 32 years, I'm thankful for how deeply our church and others are committed to the health and welfare of its citizens.

I applaud our church's efforts to fund and provide free health services to those who would otherwise be unserved, except for Borland Free Clinic. This is a mission that our Lord Jesus took upon himself, to heal the sick and feed the hungry. We have had a real impact on the needy. I'm pleased that you are considering changes that would allow us to continue to help and serve our community.

My family and our small group participate in preparing and serving meals on Monday evenings at our "Hope's Table." We have made donations to the Tualatin School House Pantry, and we have contributed to Borland Free Clinic. We love to do this as part of the good works our hearts long to give here in the county. It is our desire to be the hands and feet of Jesus in ministering to those needs. When it seems so often that we are helpless to see real change in people's lives, these services provide a tangible way we can contribute.

We are making a difference. Please help us to continue to serve and be a beacon of hope to others here on Borland Road.

Sincerely,



Betty Rickard
2254 SE 10th Avenue
Canby, OR 97013

RECEIVED

JUL 29 2021

Clackamas County
Planning & Zoning Division

Hamburg, Glen

From: Glenda Burns <glendamburns@gmail.com>
Sent: Thursday, July 29, 2021 9:15 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hello Glen,

My name is Glenda. I started an outreach at Rolling Hills Community Church teaching English Classes to Immigrants and Refugees.

Many of my students and their families have been able to benefit from the services offered at the Borland Free Clinic.

They are welcomed with open arms of compassion, feel safe in the environment of a church, and trust the medical professionals there. The clinic also has volunteers in place to translate when needed - which is often! These are the same people who would be sitting in expensive "Emergency Rooms" for care & treatment for medical treatments that could be offered by family doctors. Fevers, colds, sore throats, flu shots, treatment & education for diabetes, wound care ... are among just a few of the services offered.

I have personally accompanied several of my adult ESL students to the clinic.

Without speaking English, they are unable to navigate our traditional medical system and most are uninsured. I've also witnessed several of our homeless guests being treated there.

Please do what you can to keep this service available to this marginalized local group of our community.

Thank you,
Glenda Burns

Hamburg, Glen

From: BILL ELLIS <kingson1788012@yahoo.com>
Sent: Thursday, July 29, 2021 12:36 PM
To: Hamburg, Glen
Cc: BILL ELLIS
Subject: Borland Free Clinic - Land Use Codes

Warning: External email. Be cautious opening attachments and links.

July 29, 2021

Glen Hamburg
150 Beaver Creek Road
Oregon City, OR 97045

Dear Mr. Hamburg,

I am writing in support of a change in the land use codes that would allow all churches in the county to provide medical services on church property, with certain restrictions and qualifications. There was a time in our country when people relied primarily upon their local church to receive care, resources, and assistance in times of need. The recipients knew that it was their local community that supported them and in that exchange, fostered a community spirit of appreciation and good will.

Being called to love our neighbors is a major tenant of Biblical teaching. Borland Free Clinic, domiciled in the lower level of Rolling Hills Community Church, was created for just that purpose. The clinic is a small portion of our facility and has zero impact upon our neighbors. Regulations should not prevent churches, (not the structure but the people who *are* the church), from providing for those who need it.

Borland has proven itself to be an essential resource for those in our local community who cannot afford to receive medical care otherwise. I ask that you would give this needed change in the codes a positive thumbs up.

Thank you very much,

Bill Ellis
18420 SW Boones Ferry Rd, #D-207
Tualatin, OR 97224

Hamburg, Glen

From: Sandy Kosik <sandykosik@borlandclinic.org>
Sent: Thursday, July 29, 2021 2:02 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Hi Glen-

Please include this in the packet regarding Rolling Hills accessory use permit for Borland Free Clinic. We will now have transportation for our patients from Tualatin to the clinic. This is a significant development as transportation is a major barrier to access for those underserved to be able to access needed medical care.

Thank you!

Sandy

Sandy,

We are excited too. The service along Borland Road is finally going to be a reality 😊. Yes, the third route along Borland Road will operate until 7:00 pm to accommodate the clinic, the food pantry, and if parents want to use the shuttle to access any of the Bridgeport Elementary evening activities. We need help in determining the morning hours on Borland road and what time in the morning does various programs begin to operate? I created a spreadsheet with the various programs along Borland Road and would appreciate help on Rolling Hills Community Church and other programs happening where people are likely to use transit that is not captured by the spreadsheet.

I am going to miss the August 9th meeting, but John Whitman will be there from Ride Connection.

Thanks
Tangerine

Tangerine Behere
(she/her/hers)
Lead Service Planner
Ride Connection
Main: 503.226.0700
Direct: 503.290.3686
tbehere@rideconnection.org

Sandy Kosik, MPAS, M.S.
Executive Director
Borland Free Clinic

(cell) 503-319-5810
www.borlandclinic.org



To make an online donation: www.borlandclinic.org

Hamburg, Glen

From: Sheryl Richardson <livepureoregon@gmail.com>
Sent: Thursday, July 29, 2021 4:28 PM
To: Hamburg, Glen
Subject: Borland Free Clinic helps hundreds of people...

Warning: External email. Be cautious opening attachments and links.

Dear Glen,

As an elementary school teacher working with low-income populations, it is my strong belief that we need the Borland Free Clinic to continue serving these families. Simply relying on government assistance is NOT enough. Churches that serve and give of their time to assist...freely, I might add...make a huge impact on hundreds of families...as I have witnessed first-hand.

We all want to make a difference in peoples' lives. The Borland Free Clinic, specifically the people who help and serve there, are making that happen.

Let's continue to be solution-oriented and keep up this great work for our community!

Thank you for your time.

Sheryl

Hamburg, Glen

From: Bill Towne <bill.towne@rollinghills.org>
Sent: Friday, July 30, 2021 9:35 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Commissioner Hamburg,

I want to express my wholehearted support for updating the Conditional Use language for churches to include Medical Clinics. For 2000 years the church has been stepping into the needs of the marginalized in society. This includes not only feeding and clothing the poor, but caring for the sick. You can go back to the Roman Empire during times of plagues, the Christian community would stay and provide medical care for the suffering who were abandoned as families fled from the cities. Or more recently the modern medical system exists do to the christian church starting medical facilities all over the country.

In our community, one of the greatest needs for the marginalized is basic health care. Borland Free Clinic, located at Rolling Hills, in keeping with the churches historical mandate, has stepped into that need with great care and effectiveness.

Kudos to the Commissioners for stepping into supporting this critical need in your county!

Sincerely,

Bill Towne

BILL TOWNE

Lead Pastor

bill.towne@rollinghills.org

ROLLING HILLS COMMUNITY CHURCH

3550 SW Borland Road, Tualatin, OR 97062

[503.638.5900](tel:503.638.5900) | rollinghills.org

Hamburg, Glen

From: beth martin <bethmartin747@gmail.com>
Sent: Friday, July 30, 2021 9:47 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

I am writing in support of allowing the Borland Free Clinic to continue operations at Rolling Hills Community Church.

This a great use of unoccupied space.

With a huge parking lot there is no pressure on neighbors. I would think the clinic saves the government money by providing services that it would probably have to provide.

I don't know how the clinic was allowed to operate in a location it wasn't allowed to operate but if the clinic isn't allowed to continue operations how will Clackamas County residents respond to that news?

Hamburg, Glen

From: Judy Christensen <judylynn.christensen@gmail.com>
Sent: Friday, July 30, 2021 10:32 AM
To: Hamburg, Glen
Subject: Zoning Changes

Warning: External email. Be cautious opening attachments and links.

Glen,

I am a member of Rolling Hills Church and understand there is a land use dispute over the Borland Free Medical Clinic operating on church property.

I am writing to support code changes that would allow free medical clinics such as this one to operate on church properties. Churches can do amazing work in the community and should not be restricted from doing so. Rolling Hills is very committed to helping the community. In addition to offering a free clinic, the church is committed to feeding homeless individuals or anyone else in need of assistance. In addition, the church provides a place for individuals to wash their clothes and shower, a place for women to receive clothing from the church's Divine Threads ministry, financial assistance, etc.

As someone who helps feed the homeless, I have first-hand stories from individuals who received free care at the clinic. These individuals would not have otherwise been able to get care. Homeless individuals do not have computer technology or cars in many cases to access other assistance. If they get to the church, they can get much needed care.

Please support churches' rights to provide care to individuals in need by supporting the proposed change in zoning.

Many thanks for your anticipated cooperation.

Best, Judy Christensen
Concerned Citizen

Hamburg, Glen

From: Charlie Combs <cocombs@earthlink.net>
Sent: Friday, July 30, 2021 11:43 AM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I understand that Rolling Hills Community Church allows the Borland Free Clinic to operate out of a part of its building during the week. I live nearby this church and am wholeheartedly in favor of a free medical clinic that provides medical services to those in need without charge.

It would seem consistent with the purpose of a Christian church to facilitate free medical services through an Independent organization as the earlier mission of the Christian church was an emphasis upon healing as seen in the ministry of Jesus Christ and the later church that arose out of his teaching.

I have no objections to the County approving any variance necessary to allow this enterprise to continue.

Very Truly Yours,
Charles Combs

Hamburg, Glen

From: ZoeAnne Pilger <zoeanne.pilger@gmail.com>
Sent: Friday, July 30, 2021 2:53 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

We were so happy to hear that Clackamas County is considering changing their conditional use regulations that affect the Borland Free Clinic.

We have been active in working with the homeless people in our area for several years. We provide meals, clothes, toiletries, but many of these people need more because of living out in the elements. The Borland Free Clinic has been so beneficial to these people who can't afford medical services.

Our religious beliefs tell us that we are to love everyone and we're so appreciative of the opportunity to help the people around us.

We are longtime residents of Clackamas County and would highly recommend the approval of the proposal to change the conditional use.

Dennis & Zoe Anne Pilger
17703 Treetop Way
Lake Oswego, OR 97034

Hamburg, Glen

From: Joanie Johnson <jjgreenj@comcast.net>
Sent: Friday, July 30, 2021 2:59 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I'm writing to ask you and other members of the Clackamas County Commissioners to pass the proposal that would allow local churches to provide medical services on church property. Rolling Hills Community Church has an impressive history of stepping up to serve those in need in our community. The Borland Free Clinic is truly a blessing for many. Governments shouldn't stand in the way of churches doing good works.

Sincerely yours,

Joan Green Johnson

Hamburg, Glen

From: Arielle Mazzuca <arielle.mazzuca@gmail.com>
Sent: Friday, July 30, 2021 10:34 PM
To: Hamburg, Glen
Subject: Support for the Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I believe that Rolling Hills Community Church should be able to continue to serve underinsured and uninsured patients with their Borland Free Clinic because it plays a wonderful role in helping the less fortunate. Churches have historically done charitable work like this and I do not think that planning regulations should interfere with this work. Additionally, for Christians, providing medical care to people in need serves a religious purpose, as Jesus calls his followers to help the poor, sick, orphaned, etc.

It is also worth noting that the Borland Free Clinic is just a small part of the Rolling Hills church and does not have any negative impacts on neighbors. Therefore, keeping the clinic in operation has far more pros than cons for the Clackamas county community.

Thank you for your time and consideration.

Sincerely,
Arielle Mazzuca

Hamburg, Glen

From: caryl kenworth <carylkenworth@gmail.com>
Sent: Saturday, July 31, 2021 9:32 AM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Greg,

I am a Family nurse practitioner that works in the emergency room in the Portland area. I have seen such a huge need for primary care services for many patients. Borland free clinic provides one such service for a typically needy population. I fully support the use of church property to provide such a valuable service to the vulnerable

Caryl Kenworth, FNP

--



Caryl Kenworth, MSN
Certified Health and Wellness Coach
www.nwellnesscoaching.com
971-712-6837

Hamburg, Glen

From: Erin Schwartz <erins@johnlscott.com>
Sent: Saturday, July 31, 2021 4:44 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

To Glen & Whom it may concern,

Thank you so much for your efforts to help our wonderful Borland Clinic continue to serve our community in need!

I have been a recipient of their services myself in really hard times, and I have never experienced such love, kindness and caring in any medical facility like this!

The amazing volunteer free clinic gives us the opportunity to help the people in need and in growth!

My experience first hand, is able to help share the good news with others, of it and then some!

Thank you again for your efforts on this beautiful act of love and help for others!

Most Sincerely,

Erin Schwartz

--

Erin Schwartz, Broker
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503-291-1900, ext.121
503-260-8408 direct

Have a blessed day!

Hamburg, Glen

From: Sam Daley <daleydoubl@icloud.com>
Sent: Saturday, July 31, 2021 5:42 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

>
> Mr. Hamburg,
> I am writing this email in support of the Borland Free Clinic operating out of Rolling Hills Community church. I know this could become a controversial discussion and decision but feel the good that comes from it far outweighs any negative. Through my life I have been an extremely healthy individual but I recently have been going through cancer treatment and have come to the startling realization of how costly medical attention and treatment can be. I am very blessed and fortunate that I have medical health coverage. For those less fortunate I do hope this land use issue resolves itself quickly for all those that would be affected if not. In a world so divided, the church can be a catalyst to help those in need and strengthen our society.
> Thank you for taking the time to read and consider my thoughts on this matter.
> Regards,
> Juanita Daley
>
> 503-347-6917
> daleydoubl@aol.com

Hamburg, Glen

From: Michelle Stuedli <MStuedli@gvc.vocmail.com>
Sent: Sunday, August 1, 2021 11:52 AM
To: Hamburg, Glen
Subject: Support for Borland Free Clinic - Before You Vote Please Read

Warning: External email. Be cautious opening attachments and links.

Hi Glen:

I have been a resident of Clackamas County for 18 years now and attending Rolling Hills Community Church for 15 years. I understand you and fellow Commissioners are considering changing land use codes to allow churches in the county to provide medical services on church property, with stipulations/qualifications. I absolutely support the change in the land use codes to allow Borland Free Clinic and, other clinics like it, to operate on church properties.

Non-profit organizations, like churches, can offer unique and necessary services to those that cannot access or obtain those services elsewhere, for a nominal or no cost at all, to our community or tax payers. The Clinic is a small part of our campus and does not interfere with our neighbors' use of their property. Organizations, like our church, find allowing services like those offered through a free medical clinic, an unending calling as well as integral to our mission as Christians, to provide for the real, tangible needs of other human beings regardless of race, creed, color, sexual orientation, or religion, etc.

Myself and my family are requesting you and the other Commissioners do vote to change the land use codes, to allow ours and other churches, to provide more impactful and meaningful options to those who have no other place to go. Thank you for your time and consideration.

Sincerely,
Michelle Stuedli

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Hamburg, Glen

From: Valerie Eaton <miti4or@hotmail.com>
Sent: Monday, August 2, 2021 1:21 PM
To: Hamburg, Glen
Subject: Support of Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr Hamburg

I am sending this to in my support of the Borland Free Clinic. I have been a member of Rolling Hills Community Church since 1988.

What I love about our church is our outreach to our community to help those in need. This clinic has been providing medical care to those in our community which is the purpose of our church to help others who can't help themselves. We need this clinic now more than ever. We are a faith based church reaching those who need to feel the love of Jesus.

Thank you

Valerie Eaton

Sent from my iPhone

Hamburg, Glen

From: Catherine West <cwest@ttsd.k12.or.us>
Sent: Monday, August 2, 2021 7:20 PM
To: Hamburg, Glen
Subject: Borland Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am writing to express my support of Borland Free Clinic (BFC) operating out of Rolling Hills Church. As District Social Services Coordinator for the Tigard-Tualatin School District for the past 20 years, I have seen the amazing difference that BFC has made for our students, families, and the local community. Before BFC started operating out of Rolling Hills Church, there was a major gap in available medical services for adults without insurance or who had other barriers to accessing care. We publish a Tigard-Tualatin Community Resource Guide including free, low-cost, and sliding-scale medical services. There were almost no local options for this type of care listed in our guide until BFC opened its doors and still, BFC is the only local free clinic available.

The families that we serve at the Tigard-Tualatin Family Resource Center are often struggling to make ends meet and lack reliable transportation. Many parents and some children lack medical insurance and have other barriers to accessing care. BFC has made all the difference for many of these families. Accessible medical care is a key component in the overall health of our students and parents and is directly correlated with student success. I hope that you will make the necessary adjustments so that BFC may continue to operate out of Rolling Hills Church.

Thank you so much for your time and consideration.

Sincerely,

Catherine West

District Social Services Coordinator
Family Resource Center
Tigard-Tualatin School District
Phone: 503-603-1588
cwest@ttsd.k12.or.us
www.ttsdschools.org

Hamburg, Glen

From: Diane Brown-Hatzi <diane.brown@me.com>
Sent: Tuesday, August 3, 2021 2:51 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Glen,

I am writing to express my support of the proposal by the Clackamas County Board of Commissioners that would change land use codes to allow all churches in the county to provide medical services on church property. I live in Tualatin and prior to joining Rolling Hills Community Church was impressed that such a clinic was available in our community and that a church was housing it. The availability of clinics, such as the Borland Free Clinic, are critical to meeting the healthcare needs of the underserved in our area. One of reasons I ultimately joined Rolling Hills was because of its active outreach to people in need as I believe that taking care of our neighbors is a key tenant in Jesus' teaching. I appreciate your support of this important endeavor.

Warmest regards,
Diane Brown-Hatzi

Hamburg, Glen

From: Sue Newton <szqnewt@comcast.net>
Sent: Thursday, August 5, 2021 1:47 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Glen Hamburg,

I am writing to speak in favor of changing the land use codes in Clackamas county so that churches can provide free medical care to needy people in our community. The Borland Free Clinic has been operating within the "Community Life Center" which is located at Rolling Hills Community Church. The church has the space, personnel and desire to serve the community in this way.

It would be great if the the county changed the land use policy so that this good work can continue. Thank You!

Sincerely,
Sue Newton
Member of RHCC

Sent from my iPad

Hamburg, Glen

From: danbell@web-ster.com
Sent: Thursday, August 5, 2021 2:02 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg,

I am in favor of churches helping the sick and needy. Most hospitals in the Portland area are named after churches or religious organizations (Providence, Good Samaritan, Adventist, etc.) because historically, it is a large part of what churches do.

Please allow Rolling Hills Community Church to continue having the Borland Free Clinic on their property, as I do not believe it impacts the surrounding area in any negative way and is nothing but a service of great benefit to the community!

Thank you for your valuable time!
Daniel T. Bell
Canby, Oregon

8/2/21

Dear Sir,

I am writing to support the Boland Clinic housed at Rolling Hills Community Church. This clinic is staffed by M.D.'s, R.N.'s, and the services are free. Many churches do incredible services to help solve societies problems. Please do not allow regulations to stop that.

Sincerely,
Marlene Hett

Hamburg, Glen

From: Monte <monte.taylor@frontier.com>
Sent: Thursday, August 5, 2021 7:42 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I am a resident of Clackamas County and a member of Rolling Hills Community Church. I am also a financial supporter of the Borland Free Clinic.

I am happy to hear about the proposed change to the land use code that would allow the clinic to continue to serve people in need in our community. Please support this change so that the clinic can support our community!

-Monte Taylor

Sent from my iPhone

Hamburg, Glen

From: Stephen Winstead <swinstead@mac.com>
Sent: Thursday, August 5, 2021 10:58 PM
To: Hamburg, Glen
Subject: Support of the Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Mr. Hamburg,

I am a longtime resident of Clackamas County. We face many difficulties as citizens of this county. We tend to rely on too much government and not on its citizens to help our communities. The Borland Free Clinic is one of ways to get citizens involved in providing the basic health needs to those that are less fortunate. This is a good work that needs to continue. As a follower of Christ I have read over and over again of the healing miracles that often also came with the message of salvation. It is part of the history of the church in the first century as well as for the church today. Please consider my full support of this clinic.

Regards,

Stephen Winstead, architect.

Sent from my iPhone

Hamburg, Glen

From: arro1@netzero.net
Sent: Friday, August 6, 2021 2:04 PM
To: Hamburg, Glen
Subject: CCC land use proposal

Warning: External email. Be cautious opening attachments and links.

August 6, 2021

Dear Mr. Hamburg:

The Clackamas County Commission is seeking public input about the county allowing churches to provide medical services on church property. This is a good idea. It helps the disadvantaged, whose numbers are unfortunately growing and doesn't require a large increase in funding to make this happen. This is a win/win.

I strongly support the Commission's change in land use codes to make this so.

Thank you,

Paul Arro
503-853-5308
14968 S. Blue Vista Dr.
Oregon City 97045

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Hamburg, Glen

From: Melinda Taylor <melindakaytaylor@gmail.com>
Sent: Friday, August 6, 2021 3:56 PM
To: Hamburg, Glen
Subject: Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg—

I'm writing to express my support of a proposal to change land use codes allowing all churches in the county to provide medical services on church property with certain restrictions and qualifications.

As a member of Rolling Hills Community Church for more than 20 years, I have witnessed and been involved in many of the church's efforts to provide practical help to people in the community. The clinic is a small but wonderful facility in our church basement and doesn't impact neighbors of the church.

I'm so happy to be part of a church that seeks to serve the community well and hope that we can continue to do so through the Borland Free Clinic.

Thank you for your consideration.

Sincerely,
Melinda Taylor

Hamburg, Glen

From: Ken & Chris Sutton <kenchrissutton@gmail.com>
Sent: Friday, August 6, 2021 4:47 PM
To: Hamburg, Glen
Subject: Regarding Borland Free Clinic

Warning: External email. Be cautious opening attachments and links.

Allowing Rolling Hills Community Church to allow Borland Free Clinic to operate on its premises is a way to help the community and those who are unable to afford medical care. It is in line with God's teaching to go out and help the needy and less fortunate. It is not costing the state or county anything to run this clinic. This clinic is not being done for profit and is run almost entirely by volunteer who give of their time and experience.

I support allowing Rolling Hills Community Church to help with the community and those in need in this manner.

Chris Sutton

Hamburg, Glen

From: Barbara <beedeebergman@gmail.com>
Sent: Saturday, August 7, 2021 2:13 PM
To: Hamburg, Glen
Subject: Support of changing land use codes for churches providing medical services

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Hamburg:

My name is Barbara Bergman, a resident of Canby, Oregon, in Clackamas County. The purpose of this letter is to voice support for the proposed change to Clackamas County land use codes to allow churches in the county to provide medical services on church property (with appropriate qualifications and restrictions).

I was surprised when I heard that there were restrictions on churches to provide appropriate medical care because that is what our faith in Christ is all about. The church has been a promoter, advocate and active participant in providing for the poor, needy and downtrodden in society from its earliest days. This was modeled by Christ and stated in the teachings of the Bible. The church recognizes providing for the poor, including medical services, is part of worshipping our compassionate God and following His guidelines for how we live our lives. From the middle ages all the way through modern times, the church has been a leader in providing medical care for millions world wide.

Governments should not impose restrictions to the church, particularly when it comes to providing much needed medical care to the underprivileged. Planning regulations, within appropriate guidelines, should promote rather than limit such use of churches.

As a member of Rolling Hills Community Church, I am particularly proud of the medical services ***Borland Free Clinic*** provides. The Clinic was recently recognized by the City of Tualatin for their excellent services to the community, particularly those in need.

I strongly support the proposed changes to the county land use codes to specifically allow churches to provide medical care on their facilities.

Feel free to contact me should you want any further information.

Living in Christ's Mercy that's given to all,

Barbara Bergman
470 NW 11th Place
Canby, OR 97013
559-593-1997