

**1001 GENERAL PROVISIONS**

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1001.01 PURPOSE

Section 1000, *Development Standards*, is adopted to implement policies in the Comprehensive Plan that are applicable to new development and thereby ensure that land is:

- A. Used efficiently to support broad-based economic development and the adequacy of housing and public services;
- B. Developed in an environmentally sustainable and aesthetically appealing manner;
- C. Supplied with public facilities sufficient to meet demand; and
- D. Served by a safe, convenient, multimodal, and interconnected transportation system.

1001.02 GENERAL STANDARDS

- A. Redevelopment of a manufactured dwelling park with a different use is subject to Subsection 825.02.
- B. A building consisting of only a basement shall not be used as a dwelling.
- C. A manufactured dwelling shall not be attached to another dwelling.
- D. A manufactured dwelling shall not be allowed as an accessory structure, except where such accessory structure is a dwelling unit permitted by this Ordinance.

1001.03 APPLICABILITY

Section 1000 applies to all development, as identified in Table 1001-1, *Applicability of Section 1000*. If a section is identified as applicable with a “✓” in Table 1001-1, it does not necessarily mean that every subsection within that section will apply; rather, each applicable section must be reviewed to determine which, if any, provisions in that section are applicable to the proposed development.

[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-250, 10/13/14; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18]; Amended by Ord. ZDO-282, 7/1/22

**Table 1001-1: Applicability of Section 1000<sup>1</sup>**

<b>Type of Development</b>	<b>1002</b> <i>Protection of Natural Features</i>	<b>1003</b> <i>Hazards to Safety</i>	<b>1004</b> <i>Historic Protection</i>	<b>1005</b> <i>Site and Building Design</i>	<b>1006</b> <i>Utilities, etc</i>	<b>1007</b> <i>Roads &amp; Connectivity</i>	<b>1009</b> <i>Land-scaping</i>	<b>1010</b> <i>Signs</i>	<b>1011</b> <i>Open Space and Parks</i>	<b>1012</b> <i>Lot Size and Density</i>	<b>1013</b> <i>Planned Unit Developments</i>	<b>1015</b> <i>Parking and Loading</i>	<b>1017</b> <i>Solar Access</i>	<b>1021</b> <i>Solid Waste &amp; Recyclable Material Collection</i>
Partitions	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	
Subdivisions														
Replats														
Institutional <sup>2</sup>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Commercial <sup>2,3</sup>														
Industrial														
Manufactured dwelling parks	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓		
Multifamily dwellings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Detached single-family dwellings	1002.01 1002.04 1002.05 1002.06	✓	✓		✓	1007.04 1007.08		✓				1015.01(A) 1015.02(A)(2) & (4) 1015.02(B-D) Table 1015-2		
Manufactured dwellings	1002.07 1002.09 <sup>3,4</sup>													
<b>Middle housing in the R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-4/5, and VR-5/7 Districts</b>														
Duplexes, Triplexes, and Townhouses	1002.01 1002.09 <sup>3</sup>	✓	✓		✓	1007.04 1007.08		✓				1015.01(A) 1015.02(A)(2) & (4) 1015.02(B-D) Table 1015-2		
Quadplexes and Cottage Clusters	1002.01 1002.09 <sup>3</sup>	✓	✓		✓	1007.04		✓						
Middle housing land divisions	✓	✓	✓		✓	✓		✓		✓				

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

<b>Type of Development</b>	<b>1002</b> <i>Protection of Natural Features</i>	<b>1003</b> <i>Hazards to Safety</i>	<b>1004</b> <i>Historic Protection</i>	<b>1005</b> <i>Site and Building Design</i>	<b>1006</b> <i>Utilities, etc</i>	<b>1007</b> <i>Roads &amp; Connectivity</i>	<b>1009</b> <i>Land-scaping</i>	<b>1010</b> <i>Signs</i>	<b>1011</b> <i>Open Space and Parks</i>	<b>1012</b> <i>Lot Size and Density</i>	<b>1013</b> <i>Planned Unit Developments</i>	<b>1015</b> <i>Parking and Loading</i>	<b>1017</b> <i>Solar Access</i>	<b>1021</b> <i>Solid Waste &amp; Recyclable Material Collection</i>
<b>Middle housing in all other zoning districts</b>														
Townhouses with two dwelling units	1002.01 1002.04 1002.05 1002.06 1002.07 1002.09 <sup>3</sup>	✓	✓		✓	1007.04 1007.08		✓		✓		✓		✓
Duplexes, Triplexes, Quadplexes, and Townhouses with three or more dwelling units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓

<sup>1</sup> Where specific subsections are not identified in this table, an applicable section must be reviewed to determine which provisions in that section apply to the proposed development.

<sup>2</sup> [Stormwater management facilities permitted as an accessory or primary use; utility cabinets that comply with Section 830, Utility Cabinets; utility facilities in road rights-of-way; and utility lines are not subject to Section 1000.](#)

<sup>32</sup> Level one through three mobile vending units are not subject to Section 1000, except as set forth in Section 837, *Mobile Vending Units*.

<sup>43</sup> Subsection 1002.09 also applies to accessory structures.