

**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 APPLICABILITY

- A. Except where a different applicability standard is set forth elsewhere in Section 1000, Section 1000 applies to partitions; subdivisions; replats; institutional, commercial, and industrial developments; manufactured dwelling parks; condominiums; multifamily dwellings; two- and three-family dwellings; and attached single-family dwellings where three or more dwelling units are attached to one another. Notwithstanding this provision, level one through three mobile vending units are not subject to Section 1000, except as set forth in Section 837, *Mobile Vending Units*. In addition, Section 1009, *Landscaping*, does not apply to partitions, subdivisions, and replats.
- B. Except where a different applicability standard is set forth elsewhere in Section 1000, the following portions of Section 1000 apply to manufactured dwellings, detached single-family dwellings, and attached single-family dwellings where two dwelling units are attached to one another:
  - 1. Subsection 1002.01, *Hillsides*;
  - 2. Subsection 1002.04, *River and Stream Corridors*;
  - 3. Subsection 1002.05, *Deer and Elk Winter Range*;
  - 4. Subsection 1002.06, *Mount Hood Resource Protection Open Space*;
  - 5. Subsection 1002.07, *Significant Natural Areas*;
  - 6. Section 1003, *Hazards to Safety*;
  - 7. Section 1004, *Historic Protection*;

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8. Section 1006, *Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*;
9. Subsection 1007.04, *Pedestrian and Bicycle Facilities*; and
10. Subsection 1007.08, *Fee in Lieu of Construction*.

C. Subsection 1001.03 applies to all development.

1001.03 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 as permitted by Section 1204, *Temporary Permits*, or by Section 839, *Accessory Dwelling Units*.

[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]