

Rural Center

11.15.2242 Purposes

The purposes of the Rural Center District are to provide standards and review procedures which will encourage concentrations of rural residential development, together with limited local and tourist commercial uses which satisfy area and regional needs; to provide for local employment through light industrial uses consistent with rural character and to manage the location and extent of public service centers and limit the extension of public services.

11.15.2244 Area Affected

MCC .2242 through .2270 shall apply to those lands designated RC on the Multnomah County Zoning Map.

11.15.2246 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2248 through .2256.

11.15.2248 Primary Uses

- A. Farm use, as defined in ORS 215.203(2)(a), for the following purposes only:
 - 1. Raising and harvesting of crops;
 - 2. Raising of livestock and honeybees; or
 - 3. Any other agricultural or horticultural purpose or animal husbandry purpose or combination thereof, except as provided in MCC .2252. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;
- B. The propagation or harvesting of forest products;
- C. Residential use consisting of a single-family dwelling constructed on a lot; and
- D. Public and private conservation areas and structures for the protection of water, soil, open space, forest and wildlife resources.
- E. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.2250 Uses Permitted Under Prescribed Conditions

- A. Residential use, consisting of a single-family dwelling constructed off-site, including a mobile or modular home, subject to the following conditions:
 - 1. Construction shall comply with the standards of the Uniform Building Code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;
 - 2. The dwelling shall be attached to a foundation for which a building permit has been obtained;

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3. The dwelling shall have a minimum floor area of 600 square feet.
- B. Residential use, consisting of a single-family dwelling for the housing of help required to carry out a primary use listed in MCC .2248(A) or (B) when the dwelling occupies the same lot as a residence permitted by MCC .2248(C) or .2250(A), subject to the following conditions:
1. In the event the dwelling is constructed off-site, construction shall comply with MCC .2250(A)(1) and(3);
 2. The location of the dwelling shall be subject to approval of the Planning Director on a finding that:
 - a. The use is needed to carry out a use listed in MCC .2248(A) or (B);
 - b. The standards of MCC .2258(C) to (E) are satisfied; and
 - c. The minimum distance between dwellings will be 20 feet;
 3. The decision of the Planning Director may be appealed to the approval authority pursuant to MCC .8290 and .8295.
- C. Wholesale or retails sales, limited to those products raised or grown on the premises, subject to the following condition:
- The location and design of any building, stand, or sign in conjunction with wholesale or retail sales shall be subject to approval of the Planning Director on a finding that the location and design are compatible with the character of the area; provided that the decision of the Planning Director may be appealed to the approval authority pursuant to MCC .8290 and .8295.
- D. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.2252 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- A. Community Service Uses pursuant to the provisions of MCC .7005 through .7041. *[Amended 1982, Ord. 330 § 2]*
- B. The following Conditional Uses pursuant to the provisions of MCC .7105 through .7640:
 1. Limited rural service commercial uses such as local stores, shops, offices, repair shops, and similar uses;
 2. Tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses;
 3. The Light Manufacturing Uses of MCC .5120 which require the daily employment of twenty or fewer persons; and *[Amended 1985, Ord. 452 § 2]*

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4. Commercial processing of agricultural or forestry products primarily grown in the vicinity. *[Amended 1985, Ord. 452 § 2]*
- C. Planned Developments pursuant to the provisions of MCC .6200 through .6226. *[Amended 1990, Ord. 643 § 2]*
- D. Existing light industrial uses permitted by MCC .2252(B)(3) may be expanded up to a daily total of 40 employees, based on findings that:
1. The proposed expansion is a result of normal growth of the existing use and not required as a result of diversification of the business;
 2. The use provides a public benefit to the rural center by employing primarily persons who reside within the rural center or surrounding rural area, and this same employment pattern will continue with the proposed expansion;
 3. The proposed expansion satisfies the applicable elements of Comprehensive Framework Plan Policies:
 - a. No. 20 – Arrangement of Land Uses;
 - b. No.30 – Industrial Location (Isolated Light Industrial);
 - c. No. 36 – Transportation System Development Requirements;
 - d. No. 37 – Utilities; and
 - e. No. 38 – Facilities.
 4. The proposed expansion satisfies the Design Review provisions of MCC .7805 through .7865.
- [Added 1985, Ord. 452 §2]*
- E. Type B home occupation as provided for in MCC 11.15.7455. *[Added 1998, Ord. 900 § III]*
- F. Large fills as provided for in MCC 11.15.7350. *[Added 1998, Ord. 900 § III]*

11.15.2254 Accessory Uses

- A. Signs pursuant to the provisions of MCC 11.15.7902-.7982; *[Amended 1986, Ord. 543 § 2]*
- B. Off-street parking and loading;
- c. Type A home occupations pursuant to the definition and restrictions of MCC 11.15.0010; and *[Amended 1998, Ord. 900 § III]*
- D. Other structures or uses customarily accessory or incidental to any use permitted or approved in this district; and
- E. Family Day Care.

11.15.2256 Temporary Uses

Temporary uses may be permitted under MCC .8705 and .8710.

11.15.2258 Dimensional Requirements

- A. Except as provided in MCC .2260, .2262, .2264 and .7720, the minimum lot size shall be one acre.

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

C. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height 35 feet.

Minimum Front Lot Line Length 50 feet.

[Amended 1984, Ord. 428 § 2]

D. The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.

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

F. *[Added 1990, Ord. 643 § 2; Repealed 1994, Ord. 804 § III]*

11.15.2260 Lots of Exception and Property Line Adjustments

A. The Hearings Officer may grant an exception to permit creation of a lot of less than one acre, after October 6, 1977, when in compliance with the dimensional requirements of MCC .2258(C) and (E). Any exception shall be based on findings that the proposal will:

1. Substantially maintain or support the character and stability of the overall land use pattern of the area;
2. Be situated upon land generally unsuitable for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation and the location or size of the tract;
3. Be compatible with accepted farming or forestry practices on adjacent lands;
4. Be consistent with the purposes described in MCC .2242;
5. Satisfy the applicable standards of water supply, sewage disposal and minimum access; and
6. Not require public services beyond those existing or programmed for the area.

B. Except as provided in MCC .2260(D), no Lot of Exception shall be approved unless:

1. The Lot of Record to be divided exceeds the area requirements of MCC .2258(A); and
2. The division will create no more than one lot which is less than the minimum area required in MCC .2258(A).

C. The Hearings Officer may attach conditions to the approval of any Lot of Exception to insure that the use is consistent with the Comprehensive Plan and the purposes described in MCC .2242.

- D. The Planning Director may grant a Lot of Exception based on a finding that the permitted number of dwellings will not thereby be increased above that otherwise allowed in this district; provided that the decision of the Director may be appealed to the approval authority pursuant to MCC .8290 and .8295.
- E. Pursuant to the applicable provisions in the Multnomah County Land Division Ordinance, the Planning Director may grant a property line adjustment between two contiguous lots or parcels upon finding that the approval criteria in (1) and (2) are met. The intent of the criteria is to ensure that the property line adjustment will not increase the potential number of lots or parcels in any subsequent land division proposal over that which could occur on the entirety of the combined lot areas before the adjustment.
 - 1. No additional lot or parcel is created; and
 - 2. One of the following situations occurs:
 - a. The lot or parcel proposed to be reduced in area is larger than 1 acre prior to the adjustment and remains 1 acre or larger in area after the adjustment, or
 - b. The lot or parcel proposed to be enlarged in area is less than 2 acres in area prior to the adjustment and remains less than 2 acres in area after the adjustment.

[Added 1999, Ord. 932 § IV]

11.15.2262 Lot of Record

- A. For the purposes of this district, a Lot of Record is a parcel of land:
 - A. For which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form, prior to October 6, 1977; and
 - B. Which, when established, satisfied all applicable laws.
- B. A Lot of Record which has less than the area or front lot line minimums required may be occupied by any permitted or approved use when in compliance with the other requirements of this district.
- C. Separate Lots of Record shall be deemed created when a street or zoning district boundary intersects a parcel of land.
- D. Except as otherwise provided by MCC .2260, .2264, and .7720, no sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot of less than the area or width requirements of this district.

11.15.2264 Lot Sizes for Conditional Uses

The minimum lot size for a Conditional Use permitted pursuant to MCC .2252, except subpart (C) thereof, shall be based upon:

- A. The site size needs of the proposed use;
- B. The nature of the proposed use in relation to its impact on nearby properties; and
- C. Consideration of the purposes of this district.

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11.15.2266 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC .6100 through .6148.

11.15.2268 Access

Any lot in this district shall abut a street, or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles.

11.15.2270 *[Repealed 2000, Ord. 940 § V]*