

Urban Future General Provisions

11.15.2352 Area Affected

MCC .2352 through .2370 shall apply to those lands designated UF-20 and UF-10 on the Multnomah County Zoning Map.

11.15.2354 Purposes

The purposes of the Urban Future Districts are to implement the growth management policy of the Community Plans; to provide for appropriate interim uses which are consistent with the resource base, community identity and unique natural features pending the reclassification of specific areas for urban uses; to retain the land suitable for future urbanization in large parcels in consideration of the levels of public services available, the characteristics of current uses, the needs for larger sites for planned future uses and for maximum flexibility in the preparation of future development plans; and to provide for public review of other use proposals in order to assure compatibility with applicable County policies.

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11.15.2356 Lot of Record

- A. For the purposes of this district, a Lot of Record is a parcel of land for which a deed or other instrument dividing land was recorded with the Department of Administrative Services or was in recordable form prior to July 26, 1979, and 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.

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- C. Except as otherwise provided by MCC .2356(B) and .2360(D), 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 minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

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11.15.2358 Access

- A. Any lot in an Urban Future District shall have access from a public street or from a private street approved under the Land Division Chapter.
- B. Access shall be improved according to the provisions of the Street Standards Chapter for public streets or the Site Development Standards Chapter for private streets.

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11.15.2360 Exceptions to Dimensional Requirements

- A. When a lot has been included in a Future Street Plan approved under the Land Division Chapter, MCC 11.45, development of that lot, including area and setback requirements, shall be in compliance with the street and lotting pattern of that Future Street Plan, or approved revision thereof, under MCC 11.45.180.
- B. The minimum yard requirement shall be increased to provide for street widening in the event a yard abuts a street having a width less than that specified for the functional classification by MCC Chapter 11.60.
- C. Except as provided in the LF district, 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.
- D. The approval authority may grant a Lot of Exception to permit the creation of a lot smaller than the minimum required, after July 26, 1979, when in compliance with the other dimensional requirements of the district. 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 compatible with accepted farming or forestry practices on adjacent lands;
 - 3. Be consistent with the purposes described in MCC .2354;
 - 4. Satisfy the applicable standards of water supply, sewage disposal and minimum access; and
 - 5. Not require public services beyond those existing in the area.
- E. Except as provided in MCC .2360(G), no Lot of Exception shall be approved unless:
 - 1. The Lot of Record to be divided exceeds the area requirements of the district, and
 - 2. The division will create no more than one lot which is less than the minimum area required in the district.

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- F. The approval authority 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 .2354.
- G. 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 the district; provided that the decision of the Planning Director may be appealed according to the provisions of MCC .8290 and .8295.
- H. *[Added 1990, Ord. 643 § 2; Repealed 1994, Ord. 802 § III]*

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11.15.2362 Off-Street Parking and Loading

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

11.15.2364 Signs

Signs, pursuant to the provisions of MCC 11.15.7902-.7982. *[Amended 1986, Ord. 543 § 2]*

Urban Future General Provisions

11.15.2366 Lot Sizes for Conditional Uses

Except as otherwise established by this Chapter, the lot size for a Conditional Use shall be determined by the approval authority at the time of approval of the use, 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

Consideration of the purposes of this district.

Urban Future General Provisions

11.15.2368 Provisions for Pre-Existing Uses

- A. A use listed as a Conditional Use in the Urban Future District which was legally established prior to July 26, 1979, shall be deemed conforming and not subject to the provisions of MCC .8805; provided, however, that:
 - 1. Any change from one Conditional Use permitted in the district to another such Conditional Use shall be subject to approval under the Conditional Use provisions of the district; and
 - 2. Any alteration of such Conditional Use listed in the district shall be subject to design review under the provisions of MCC .7805 through .7865.

- B. A use conforming to the provisions of Ordinance No. 100 prior to July 26, 1979, but not thereby listed in the applicable district as a Primary Use, Use Under Prescribed Conditions or Conditional Use is subject to the provisions of MCC .7605 through .7640.

Urban Future General Provisions

11.15.2370 Appeal of Administrative Decision

A decision of the Planning Director on an application for a Use Under Prescribed Conditions may be appealed by the applicant to the approval authority in the manner provided in MCC .8290 and .8295.

Urban Future UF-20

This district is defined as an Urban Future District with a minimum lot size of 20 acres. For purposes of this district, see the Urban Future Districts General Provisions.

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Urban Future UF-20

11.15.2382 Area Affected

MCC .2382 through .2392 shall apply, in addition to the provisions of MCC .2352 through .2370, to those lands designated UF-20 on the Multnomah County Zoning Map.

11.15.2384 Uses

Except as otherwise provided in this Chapter, 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 .2386 through .2390.

Urban Future UF-20

11.15.2386 Primary Uses

- A. Residential use consisting of a single-family detached dwelling constructed on a lot;

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- B. Any agricultural or horticultural use or animal husbandry use or combination thereof, except as provided in MCC .2390(B);
- C. The propagation or harvesting of forest products; 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]*

Urban Future UF-20

11.15.2388 Uses Permitted Under Prescribed Conditions

The uses permitted subject to prescribed conditions for each use are:

- 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 building shall be attached to a foundation for which a building permit has been obtained;
 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 permitted by MCC .2386(B), when the dwelling occupies the same lot as a residence permitted by MCC .2386(A) or .2388(A), subject to the following conditions:
 1. In the event the dwelling is constructed off-site, construction shall comply with MCC .2388(A)(1) and (3);
 2. The standards of MCC .2392 shall be satisfied; and
 3. The minimum distance between dwellings shall be 20 feet.
- C. Wholesale or retail sales of farm or forest products raised or grown on the premises or in the immediate vicinity, 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. Home occupations, as defined in MCC .0010;
- E. Other structures or uses customarily accessory or incidental to any use permitted or approved in this district; and
- F. Temporary uses under the provisions of MCC .8705-.8710. *[Amended 1985, Ord. 451 § 2]*
- G. 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

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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]*

Urban Future UF-20

11.15.2390 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. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005; or exploration, mining and processing of aggregate and other mineral or subsurface resources;
 - 2. Commercial processing of agricultural products primarily raised or grown in the region;
 - 3. Raising any type of fowl or processing the by-products thereof for sale at wholesale or retail;
 - 4. Feed lots;
 - 5. Raising of four or more swine over four months of age;
 - 6. Raising of fur bearing animals for sale at wholesale or retail; and
 - 7. Commercial dog kennels; and
 - 8. Storage and sorting of logs and the preparation of log rafts;
- C. Other Conditional Uses as listed in MCC .7105 through .7640;

Urban Future UF-20

11.15.2392 Dimensional Requirements

- A. Except as provided in MCC .2356(B), .2360(A) and (B), .2366 and .7025(D), and subsection (D) of this section, the minimum lot size shall be 20 acres.
- B. That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.
- C. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height 35 feet.

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Minimum Front Lot Line Length 50 feet.

[Amended 1984, Ord. 428 § 2]

D. Parcels of land which are contiguous and in which greater than possessory interests are held by the same person, partnership or business entity shall be aggregated to comply as nearly as possible with the area or front lot line minimums of this district. The word "contiguous" shall refer to parcels of land which have any common boundary and shall include, but not be limited to, parcels separated only by an alley, street or other right-of-way.

E. Nothing in this section shall be deemed to alter or amend the other provisions of this chapter.

Urban Future UF-10

This district is defined as an Urban Future District with a minimum lot size of 10 acres. For purposes of this district, see the Urban Future Districts General Provisions.

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Urban Future UF-10

11.15.2402 Area Affected

MCC .2402 through .2412 shall apply in addition to the provisions of MCC .2352 through .2370 to those lands designated UF-10 on the Multnomah County Zoning Map.

11.15.2404 Uses

Except as otherwise provided in this Chapter, 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 .2406 through .2410.

Urban Future UF-10

11.15.2406 Primary Uses

A. Residential use consisting of a single-family detached dwelling constructed on a lot;

B. Any agricultural or horticultural use or animal husbandry use or combination thereof except as provided in MCC .2410(B);

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- C. The propagation or harvesting of forest products; 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]*

Urban Future UF-10

11.15.2408 Uses Permitted Under Prescribed Conditions

The uses permitted subject to prescribed conditions for each use are:

- 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 building shall be attached to a foundation for which a building permit has been obtained;
 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 permitted in MCC .2406(B), when the dwelling occupies the same lot as a residence permitted by MCC .2406(A) or .2408(A), subject to the following conditions:
 1. In the event the dwelling is constructed off-site, construction shall comply with MCC .2408(A)(1) and (3);
 2. The standards of MCC .2412 shall be satisfied; and
 3. The minimum distance between dwellings shall be 20 feet.
- C. Wholesale or retail sales of farm or forest products raised or grown on the premises or in the immediate vicinity, 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. Home occupations, as defined in MCC .0010;
- E. Other structures or uses customarily accessory or incidental to any use permitted or approved in this district; and
- F. Temporary uses under the provisions of MCC .8705-.8710. *[Amended 1985, Ord. 451 § 2]*
- G. 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.

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Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

Urban Future UF-10

11.15.2410 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. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005; or exploration, mining and processing of aggregate and other mineral or subsurface resources;
 - 2. Commercial processing of agricultural products primarily raised or grown in the region;
 - 3. Raising any type of fowl or processing the by-products thereof for sale at wholesale or retail;
 - 4. Feed lots;
 - 5. Raising of four or more swine over four months of age;
 - 6. Raising of fur bearing animals for sale at wholesale or retail; and
 - 7. Commercial dog kennels.
- C. Other Conditional Uses as listed in MCC .7105 through .7640;

Urban Future UF-10

11.15.2412 Dimensional Requirements

- A. Except as provided in MCC .2356(B), .2360(A) and (B), .2366 and .7025(D), and subsection (D) of this section, the minimum lot size shall be 10 acres.
- B. That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.
- C. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height 35 feet.

Minimum Front Lot Line Length 50 feet.

[Amended 1984, Ord. 428 § 2]

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D. Separate Lots of Record shall be deemed created when a street or zoning district boundary intersects a parcel of land.