

Urban Low Density Residential- General Provisions

11.15.2472 Area Affected

MCC .2472 through .2498 shall apply to those lands designated LR-40, LR-30, LR-20, LR-10, LR-7.5, LR-7 and LR-5 on the Multnomah County Zoning Map. *[Amended 1983, Ord. 402 § 3]*

11.15.2474 Purposes

The purposes of the Urban Low Density Residential Districts are to provide for a choice of lower density housing locations and types, together with related and accessory uses; to assure adequate and safe access to residential uses; to assure lotting patterns and building areas which take maximum advantage of climatic conditions and means for efficient use of energy; to create and maintain long-term community stability; to assure that housing developments are consistent with the Comprehensive Plan and the various Community Plans.

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11.15.2476 Lot of Record

- A. For the purposes of these districts, 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.
- B. A Lot of Record which has less than the area minimum required, but at least 3,000 square feet, may be occupied by a single family detached dwelling or approved use when in compliance with the other requirements of the applicable district.

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- C. A Lot of Record which has less than the front lot line minimums required may be occupied by any use permitted in the district when in compliance with the other requirements of the applicable district.
- 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 the applicable districts.

11.15.2478 Access

- A. Any lot in an Urban Low Density Residential 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.

11.15.2480 Exceptions to Dimensional Requirements.

- A. When a lot has been included in a future street plan approved under the Land Division Chapter, 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 revisions thereof, under MCC 11.45.180 of the Land Division Chapter.
- B. In acting to approve a land division under the Land Division Chapter, the approval authority may grant an Exception not to exceed ten percent of the lot area or 25 percent of any other dimensional requirements upon findings that such Exception will result in any of the following:
 - 1. More efficient use of the site;
 - 2. A greater degree of privacy, safety or freedom from noise, fumes or glare;
 - 3. An improved solar and climatic orientation;
 - 4. The preservation of natural features, where appropriate; or
 - 5. The provision of pedestrian circulation facilities where needed.
- C. Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 30 inches. Fireplace chimneys may project into a required front, side or rear yard not more than two feet, provided the width of such side yard is not reduced to less than three feet.
- D. Open porches or balconies, not more than 30 inches in height and not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet and such porches may extend into a required front yard not more than 30 inches.
- E. 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.

- F. A fence, lattice work, screen, wall or similar feature with a maximum height of six feet may be located in any required yard provided, however, that the maximum height shall be four feet if the feature is within 15 feet of a front property line or five feet of a street side property line.
- G. Except as provided in the LF District, chimneys, antennae, or similar structures may exceed height maximums established by Ordinance if located at least 20 feet from any property line.
- H. A two-unit dwelling may be located with one unit on each of two adjoining lots. In such event, the minimum lot size and yard requirements shall apply to each unit, except that no yard shall be required between the units.

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

11.15.2482 Off-Street Parking and Loading

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

11.15.2484 Signs

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

11.15.2486 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 if the use, based upon:

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

11.15.2488 Provisions for Pre-Existing Uses

- A. A use listed as a Conditional Use in the Urban Low Density Residential 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 this Chapter 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.

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11.15.2490 Appeal of Administrative Decision

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

11.15.2492 Residential Development in Unsewered Urban Areas

- A. In the event the maximum number of lots or dwelling units allowable under the Comprehensive Plan, the Land Division Chapter and the dimensional or other requirements of the district under this Chapter is not possible due to Department of Environmental Quality subsurface sewage disposal limitations, the site development plan shall designate the manner in which the additional allowable units may be located on the property when public sewer service is available.
- B. Review and action on a site development plan required by this subsection shall be taken under the applicable procedures of the Land Division Chapter or the design review or other zoning approval provisions of this Chapter.
- C. Approval of a site development plan required by this subsection shall be supported by findings that:
 - 1. Septic tanks or cesspools are permitted by the County Sanitarian and the Department of Environmental Quality for three or more lots per net acre or for Lots of Record; or
 - 2. A plan for the future redivision of lots; or
 - 3. The reservation and interim use of portions of the site, pending the future location of additional dwelling units; or
 - 4. The installation of dry sewers at the time of initial development.
- D. A decision by the Planning Director on an application under this subsection may be appealed by the applicant to the Hearings Officer in the manner provided in MCC .8290 and .8295.

11.15.2494*[Added 1983, Ord. 402 § 2; Repealed 1991, Ord. 681 § II]*

11.15.2496*[Added 1983, Ord. 402 § 3; Repealed 1991, Ord. 681 § II]*

11.15.2498*[Added 1983, Ord. 402 § 3; Repealed 1991, Ord. 681 § II]*

Urban Low Density Residential (LR-40)

This district is defined as an Urban Low Density Residential District with a minimum lot size of 40,000 square feet for one dwelling.

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For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2502 Area Affected

MCC .2502 through .2512 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-40 on the Multnomah County Zoning Map.

11.15.2504 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 .2506 through .2510.

11.15.2506 Primary Uses

A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

C. 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]*

11.15.2508 Uses Permitted Under Prescribed Conditions

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

A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:

1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.

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3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
 4. A detached accessory building shall occupy no more than 25 percent of a required yard.
- B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-40 district and otherwise conform to all requirements of this Chapter which apply:
1. A two-unit dwelling;
 2. A business or professional office or clinic;
 3. Parking, developed as required in MCC .6100 to .6148;
 4. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot.
- D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street.
- E. Home occupations, as defined in MCC .0010.
- 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. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.2510 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985, Ord. 451 § 2]*

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11.15.2512 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 40,000 square feet.
- B. The minimum lot size for a two-unit dwelling in a transitional area under MCC .3508(B) shall be 12,000 square feet.
- C. The minimum front lot line length shall be 30 feet.
- D. The minimum lot width at the building line shall be 100 feet.
- E. The maximum coverage shall be 20 percent.
- F. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	10	20

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
2. The rear yard of a corner lot may be reduced to ten feet, provided that the front yard is not less than 30 feet and the side yards are not less than 20 feet.

Urban Low Density Residential (LR-30)

This district is defined as an Urban Low Density Residential District with a minimum lot size of 30,000 square feet for one dwelling.

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.2522 Area Affected

MCC .2522 through .2532 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-30 on the Multnomah County Zoning Map.

11.15.2524 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 .2526 through .2530.

11.15.2526 Primary Uses

1. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

2. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.
3. 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]*

11.15.2528 Uses Permitted Under Prescribed Conditions

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

- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:

1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
4. A detached accessory building shall occupy no more than 25 percent of a required yard.

- B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-30 district and otherwise conform to all requirements of this Chapter which apply:

1. A two-unit dwelling;
2. A business or professional office or clinic;

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- 3. Parking, developed as required in MCC .6100 to .6148;
 - 4. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;
 - D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;
 - E. Home occupations, as defined in MCC .0010; 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. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.2530 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985, Ord. 451 § 2]*

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11.15.2532 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 30,000 square feet.
- B. The minimum lot size for a two-unit dwelling in a transitional area under MCC .2528(B) shall be 12,000 square feet.
- C. The minimum front lot line length shall be 30 feet.
- D. The minimum lot width at the building line shall be 80 feet.

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E. The maximum coverage shall be 25 percent.

F. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	10	20

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
2. The rear yard of a corner lot may be reduced to ten feet, provided that the front yard is not less than 30 feet and the side yards are not less than 20 feet.

Urban Low Density Residential (LR-20)

This district is defined as an Urban Low Density Residential District with a minimum lot size of 20,000 square feet for one dwelling.

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2542 Area Affected

MCC .2542 through .2552 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-20 on the Multnomah County Zoning Map.

11.15.2544 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 .2546 through .2550.

11.15.2546 Primary Uses

A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

C. 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]*

11.15.2548 Uses Permitted Under Prescribed Conditions

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

A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:

1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
4. A detached accessory building shall occupy no more than 25 percent of a required yard.

B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-20 district and otherwise conform to all requirements of this Chapter which apply:

1. A two-unit dwelling;
2. A business or professional office or clinic;
3. Parking, developed as required in MCC .6100 to .6148;
4. Other uses of a transitional nature as determined by the Planning Commission.

C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;

D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;

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- E. Home occupations, as defined in MCC .0010; 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. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

Urban Low Density Residential District (LR-20)

11.15.2550 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985, Ord. 451 § 2]*

11.15.2552 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 20,000 square feet.
- B. The minimum lot size for a two-unit dwelling in a transitional area under MCC .2548(B) shall be 12,000 square feet.
- C. The minimum front lot line length shall be 30 feet.
- D. The minimum lot width at the building line shall be 80 feet.
- E. The maximum coverage shall be 30 percent.
- F. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	10	20

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

- A. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.

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- B. The rear yard of a corner lot may be reduced to ten feet, provided that the front yard is not less than 30 feet and the side yards are not less than 20 feet.
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Urban Low Density Residential (LR-10)

This district is defined as an Urban Low Density Residential District with a minimum lot size of 10,000 square feet for one dwelling.

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2562 Area Affected

MCC .2562 through .2572 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-10 on the Multnomah County Zoning Map.

11.15.2564 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 .2566 through .2570.

11.15.2566 Primary Uses

- A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

- B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

- C. 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]*

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.2568 Uses Permitted Under Prescribed Conditions

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

- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:
 - 1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
 - 2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
 - 3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
 - 4. A detached accessory building shall occupy no more than 25 percent of a required yard.
- B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-10 district and otherwise conform to all requirements of this Chapter which apply:
 - 1. A two-unit dwelling;
 - 2. A business or professional office or clinic;
 - 3. Parking, developed as required in MCC .6100 to .6148;
 - 4. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;
- D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;
- E. A two-unit dwelling under the following circumstances:
 - 1. Located outside a "Developed Neighborhood" as designated in the Community Plan;
 - 2. On a corner lot or on a corner lot and an adjoining lot under MCC .2480(H);
 - 3. In compliance with the minimum lot size requirement of MCC .2572(B) and the other applicable dimensional requirements of this district; and
 - 4. With front entryways facing separate streets.
- F. Home occupations, as defined in MCC .0010.
- G. Temporary uses under the provisions of MCC .8705-.8710. *[Amended 1985, Ord. 451 § 2]*
- H. 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]*

- I. Consolidation of Parcels and Lots pursuant to MCC.45.113
- J. Replatting of Partition and Subdivision Plats pursuant to MCC 11.45.114

11.15.2570 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985, Ord. 451 § 2]*

11.15.2572 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 10,000 square feet.
- B. The minimum lot size for a two-unit dwelling shall be 12,000 square feet.
- C. The minimum front lot line length shall be 30 feet.
- D. The minimum lot width at the building line shall be 70 feet.
- E. The maximum coverage shall be 35 percent.
- F. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	10	20

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

- 1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
- 2. The rear yard of a corner lot may be reduced to ten feet, provided that the front yard is not less than 30 feet and the side yards are not less than 20 feet.

Urban Low Density Residential District (LR-7.5)

This district is defined as Urban Low Density Residential District with a minimum lot size of 7,500 square feet for one dwelling.

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2582 Area Affected

MCC .2582 through .2592 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-7.5 on the Multnomah County Zoning Map.

11.15.2584 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 .2586 through .2590.

11.15.2586 Primary Uses

A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

C. 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]*

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11.15.2588 Uses Permitted Under Prescribed Conditions

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

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- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:
1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
 2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
 3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
 4. A detached accessory building shall occupy no more than 25 percent of a required yard.
- B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-7.5 district and otherwise conform to all requirements of this Chapter which apply:
1. A two-unit dwelling;
 2. A business or professional office or clinic;
 3. Parking, developed as required in MCC .6100 to .6148;
 4. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;
- D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;
- E. A two-unit dwelling under the following circumstances:
1. Located outside a "Developed Neighborhood" as designated in the Community Plan;
 2. On a corner lot or on a corner lot and an adjoining lot under MCC .2480(H);
 3. In compliance with the minimum lot size requirement of MCC .2592(B) and the other applicable dimensional requirements of this district; and
 4. With front entryways facing separate streets.
- F. A two-unit dwelling, provided all of the following conditions are satisfied:
1. Location is outside a *Developed Neighborhood* as designated in the Community Plan;
 2. The site is a flag lot or a lot having sole access from an accessway approved under the Land Division Chapter.
 3. Development will not increase the volume of traffic beyond the capacity of the public street serving the lot. The number of trips generated by the development shall be determined based on the average trip generation rate for the kind of development

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proposed as described in "Trip Generation" by the Institute of Traffic Engineers. The capacity of the street shall be determined based on the capacity described in the County Functional Classification System and Community Plan Policies No. 34 and No. 36.

4. Development will meet the following design standards for privacy:
 - a. Lights from vehicles on the site and from outdoor fixtures shall not be directed or reflected onto adjacent properties. This may be accomplished by the layout of the development or by the use of sight-obscuring landscaping or fences.
 - b. Windows of the dwelling units shall face away from windows in existing adjacent dwelling structures.
 - c. Balconies or outdoor private spaces shall be located so there are no direct views from them to windows or private spaces of dwellings on adjacent properties.
 - d. Active recreational use structures, such as permanent basketball or volleyball standards shall be located outside of required side yards.
5. The applicant shall file a plan showing existing trees of six-inch diameter measured five feet from the base of the tree and existing shrubs and hedges exceeding a height of five feet. The proposed development shall preserve these features unless they are:
 - a. Located in the buildable portion of the lot,
 - b. Located so as to eliminate useful solar access,
 - c. Located in the only route by which access can be had to the site using driveways ten feet wide with a minimum of five feet of buffer on either side,
 - d. Diseased, damaged beyond restoration, or otherwise a danger to the public, or
 - e. Replaced by an equal amount of landscaping, under a bond posted to ensure replacement.
6. Development will be in compliance with the lot size requirement of MCC .2592(B) and the other applicable dimensional requirements of this district.

G. Home occupations, as defined in MCC .0010.

H. Temporary uses under the provisions of MCC .8705-.8710. *[Amended 1985, Ord. 451 § 2]*

I. 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]*

11.15.2590 Conditional Uses

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

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985, Ord. 451 § 2]*

11.15.2592 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 7,500 square feet.
- B. The minimum lot size for a two-unit dwelling shall be 10,000 square feet.
- C. The minimum front lot line length shall be 30 feet.
- D. The minimum lot width at the building line shall be 70 feet.
- E. The maximum coverage shall be 40 percent.
- F. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	10	15

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
2. The rear yard of a corner lot may be reduced to ten feet, provided that the front yard is not less than 30 feet and the side yards are not less than 20 feet.
3. The maximum height for a single family or duplex dwelling on a flag lot or a lot having sole access from an accessway, private drive or easement shall be 25 feet, except that the maximum height may be 35 feet, provided:
 - a. The proposed dwelling otherwise complies with the applicable dimensional requirements,
 - b. A residential structure on any abutting lot either is located 50 feet or more from the nearest point of the subject dwelling, or exceeds 25 feet in height, and
 - c. Windows 15 feet or more above grade shall not face dwelling unit windows or patios on any abutting lot unless the proposal includes a commitment to plant trees capable of mitigating direct views without loss of useful solar access to any dwelling unit, or that such trees exist and will be preserved.

Urban Low Density Residential District (LR-7)

This district is defined as Urban Low Density Residential District with a minimum lot size of 7,000 square feet for one dwelling

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2602 Area Affected

MCC .2602 through .2616 shall apply, in addition to the provisions of MCC .2472 through .2498, to those lands designated LR-7 on the Multnomah County Zoning Map. *[Amended 1983, Ord. 402 § 3]*

11.15.2604 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 .2606 through .2610.

11.15.2606 Primary Uses

A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

C. 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]*

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These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.2608 Uses Permitted Under Prescribed Conditions

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

- A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:
 1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
 2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
 3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
 4. A detached accessory building shall occupy no more than 25 percent of a required yard.
- B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-7 district and otherwise conform to all requirements of this Chapter which apply:
 1. A two-unit dwelling;
 2. A multiplex dwelling structure, when located in other than a "Developed Neighborhood", as designated in the Community Plan;
 3. A business or professional office or clinic;
 4. Parking, developed as required in MCC .6100 through .6148; and
 5. Other uses of a transitional nature as determined by the Planning Commission.
- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot.
- D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;
- E. A two-unit dwelling, provided all of the following conditions are satisfied:
 1. Located outside a "Developed Neighborhood" as designated in the Community Plan;
 2. The site is a corner lot or on a corner lot and an adjoining lot, under MCC .2480(H);
 3. Development is in compliance with the minimum lot size requirement of MCC .2616(B) and the other applicable dimensional requirements of this district; and
 4. Front entryways facing separate streets are provided.
- F. A two-unit dwelling, provided all of the following conditions are satisfied:
 1. Location is outside a "Developed Neighborhood" as designated in the Community Plan;

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2. The site is a flag lot or a lot having sole access from an accessway approved under the Land Division Chapter;
3. Development will not increase the volume of traffic beyond the capacity of the public street serving the lot. The number of trips generated by the development shall be determined based on the average trip generation rate for the kind of development proposed as described in "Trip Generation" by the Institute of Traffic Engineers. The capacity of the street shall be determined based on the capacity described in the County Functional Classification System and Community Plan Policies No. 34 and No. 36;
4. Development will meet the following design standards for privacy:
 - a. Lights from vehicles on the site and from outdoor fixtures shall not be directed or reflected onto adjacent properties. This may be accomplished by the layout of the development or by the use of sight obscuring landscaping or fences;
 - b. Windows of the dwelling units shall face away from windows in existing adjacent dwelling structures;
 - c. Balconies or outdoor private spaces shall be located so there are no direct views from them to windows or private spaces of dwellings on adjacent properties;
 - d. Active recreational use structures, such as permanent basketball or volleyball standards shall be located outside of required side yards;
5. The applicant shall file a plan showing existing trees of six-inch diameter measured five feet from the base of the tree and existing shrubs and hedges exceeding a height of five feet. The proposed development shall preserve these features unless they are:
 - a. Located in the buildable portion of the lot;
 - b. Located so as to eliminate useful solar access;
 - c. Located in the only route by which access can be had to the site using driveways ten feet wide with a minimum of five feet of buffer on either side;
 - d. Diseased, damaged beyond restoration, or otherwise a danger to the public, or
 - e. Replaced by an equal amount of landscaping, under a bond posted to ensure replacement;
6. Development will be in compliance with the lot size requirement of MCC .2616(B) and the other applicable dimensional requirements of this district.

G. A mobile home on an individual lot subject to the development standards of MCC .7705. *[Amended 1983, Ord. 402 § 4; Amended 1991, Ord. 681 § III]*

H. Home occupations, as defined in MCC .0010. *[Renumbered 1983, Ord. 402 § 4]*

I. Temporary uses under the provisions of MCC .8705-.8710. *[Renumbered 1983, Ord. 402 §. 4; Amended 1985, Ord. 451 §. 2]*

J. 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.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

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

K. Consolidation of Parcels and Lots pursuant to MCC.45.113

L. Replatting of Partition and Subdivision Plats pursuant to MCC 11.45.114

11.15.2610 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. A multiplex or two-unit dwelling structure, under the provisions of MCC .7105 through .7640, subject to the following findings and conditions:
 - 1. The site is outside a "Developed Neighborhood" as designated in the Community Plan;
 - 2. The proposal satisfies the applicable elements of Comprehensive Plan Policies:
 - a. No. 19, Community Design,
 - b. No. 21, Housing Choice,
 - c. No. 22, Energy Conservation,
 - d. No. 24, Housing location, and
 - e. No. 40, Development Requirements
 - 3. Development will not increase the volume of traffic beyond the capacity of the public street serving the lot, as determined by the County Engineer; and
 - 4. Development will be in accordance with the locational requirements of MCC .2612 or .2614, as appropriate.*[Renumbered 1985 Ord.451, § 5]*
- D. A mobile home park, under the provisions of MCC .6200 through .6226; and *[Amended 1983, Ord. 402, § 5; Renumbered 1985, Ord.451 § 5]*
- E. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. *[Renumbered 1985 Ord.451, § 5]*

11.15.2612 Multiplex Locational Requirements

A multiplex dwelling structure approved under MCC .2610(C) may be located only on one of the following:

- A. A corner lot;
- B. A flag lot;
- C. A lot having sole access from an accessway approved under MCC 11.45, the Land Division Chapter; or

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- D. A lot having access from a public street created under MCC 11.45, the Land Division Chapter, when not more than 12 multiplex dwelling units having access from the same public street are located within 250 feet of each other.
- E. Not more than six dwelling units shall be located in a multiplex dwelling structure approved under MCC .2610(C).

11.15.2614 Two-Unit Dwelling Locational Requirements

A two-unit dwelling structure, approved under MCC .2610(C) may be located only on a lot having access from a public street created under MCC 11.45, the Land Division Chapter, when not more than four such structures having access from the same public street are located within 200 feet of each other.

11.15.2616 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 7,000 square feet.
- B. The minimum lot size for a two-unit dwelling shall be 10,000 square feet.
- C. The minimum lot size for a multiplex dwelling structure shall be 5,000 square feet for each dwelling unit.
- D. The minimum lot size for a mobile home under MCC .2608(G) shall be 7,000 square feet. *[Amended 1983, Ord. 402 § 6]*
- E. The minimum front lot line length shall be 30 feet.
- F. The minimum lot width at the building line shall be 60 feet.
- G. The maximum coverage shall be 40 percent.
- H. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
20	5	10	15

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
2. The side yard adjacent to an accessway created under MCC .11.45, the Land Division Chapter may be reduced to five feet for a pre-existing structure, under the provisions of MCC .2480(B).
3. The rear yard of a corner lot may be reduced to five feet, provided that the front and side yards are not less than 20 feet.

4. The maximum height for a single family, duplex or multiplex dwelling on a flag lot or a lot having sole access from an accessway, private drive or easement shall be 25 feet, except that the maximum height may be 35 feet, provided:
 - a. The proposed dwelling otherwise complies with the applicable dimensional requirements;
 - b. A residential structure on any abutting lot either is located 50 feet or more from the nearest point of the subject dwelling, or 25 feet in height, and
 - c. Windows 15 feet or more above grade shall not face dwelling unit windows or patios on any abutting lot unless the proposal includes a commitment to plant trees capable of mitigating direct views without loss of useful solar access to any dwelling unit, or that such trees exist and will be preserved.

11.15.2618 Exception

Mobile homes shall be restricted from locating in the LR-7 subdistricts within the boundaries of the Wilkes Community as defined in the Wilkes Community Plan land use plan map. This restriction shall remain in effect only to the time of the first review and adoption of the Wilkes Community Plan. *[Added 1983, Ord. 402 § 7]*

Urban Low Density Residential District (LR-5)

This district is defined as Urban Low Density Residential District with a minimum lot size of 5,000 square feet for one dwelling

For purposes of this district, see the Urban Low Density Residential Districts General Provisions.

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11.15.2622 Area Affected

MCC .2622 through .2634 shall apply, in addition to the provisions of MCC .2472 through .2498, to those lands designated LR-5 on the Multnomah County Zoning Map. *[Amended 1983, Ord. 402 § 3]*

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.2624 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 .2626 through .2630.

11.15.2626 Primary Uses

A. Single family detached dwelling.

For the purposes of this Section, more than one single family detached dwelling may be located on a lot provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

B. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

C. 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]*

11.15.2628 Uses Permitted Under Prescribed Conditions

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

A. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:

1. The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
2. If attached to the main building, an accessory building shall comply with the yard requirements of this district.
3. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting on a street.
4. A detached accessory building shall occupy no more than 25 percent of a required yard.

B. Where the side of a lot abuts a commercial or industrial district, the following transitional uses are permitted, provided they extend not more than 100 feet into the LR-5 district and otherwise conform to all requirements of this Chapter which apply:

1. A two-unit dwelling;
2. A multiplex dwelling structure;
3. A business or professional office or clinic;
4. Parking, developed as required in MCC .6100 through .6148; and
5. Other uses of a transitional nature as determined by the Planning Commission.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- C. Farming, truck gardening, orchards and nurseries, provided that no retail or wholesale business sales office shall be maintained on the premises, and no poultry or livestock, other than normal household pets, shall be kept within 100 feet of any residence other than the dwelling on the same lot. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot;
- D. Except as otherwise authorized under Subsection (B) above or MCC .7105 through .7640, the parking or storage of not more than five motor vehicles per dwelling unit. Non-operating vehicles shall not be kept so as to be visible from a street;
- E. A two-unit dwelling, in compliance with the lot size requirement of MCC .2634(B), and the other applicable dimensional requirements of this district, provided the location is:
 - 1. A corner lot or a corner lot and adjoining lot under MCC .2480(H);
 - 2. A flag lot;
 - 3. A lot having sole access from an accessway approved under MCC 11.45, the Land Division Chapter; or
 - 4. A lot having access from a public street created under MCC 11.45, the Land Division Chapter, when not more than four such structures having access from the same public street are located within 200 feet of each other.
- F. A mobile home on an individual lot subject to the development standards of MCC .7705. *[Amended 1983, Ord. 402 § 8; Amended 1991, Ord. 681 § III]*
- G. Home occupations, as defined in MCC .0010. *{Renumbered 1983 ,Ord. 402 § 8}*
- H. Temporary uses under the provisions of MCC .8705-.8710. *{Renumbered 1983 ,Ord. 402 § 8; Amended 1985, Ord. 451 § 2}*
- I. 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]*
- J. Consolidation of Parcels and Lots pursuant to MCC.45.113
- K. Replatting of Partition and Subdivision Plats pursuant to MCC 11.45.114

11.15.2630 Conditional Uses

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

- A. Community Service Uses under the provisions of MCC .7005 through .7041; *[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses under the provisions of MCC .7105 through .7640;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- C. A multiplex dwelling structure under the provisions of MCC .7105 through .7640, subject to the following findings and conditions:
1. The proposal satisfies the applicable elements of Comprehensive Plan Policies:
 - a. No. 19, Community Design,
 - b. No. 21, Housing Choice,
 - c. No. 22, Energy Conservation,
 - d. No. 24, Housing Location, and
 - e. No. 40, Development Requirements.
 2. Development will not increase the volume of traffic beyond the capacity of the public street serving the lot, as determined by the County Engineer; and
 3. Development will be in accordance with the locational requirements of MCC .2632 [Renumbered 1985, Ord. 451 § 5]
- D. A mobile home park under the provisions of MCC .6200 through .6226; and [Amended 1983, Ord. 402 § 9; Renumbered 1985, Ord. 451 § 5]
- E. Wholesale or retail sales of farm, horticultural or forest products raised or grown on the premises. [Renumbered 1985, Ord. 451 § 5]

11.15.2632 Multiplex Locational Requirements

- A. A multiplex dwelling structure approved under MCC .2630(C) may be located only on one of the following:
1. A corner lot;
 2. A flag lot;
 3. A lot having sole access from an accessway approved under MCC 11.45, the Land Division Chapter; or
 4. A lot having access from a public street created under MCC 11.45, the Land Division Chapter, when not more than 12 multiplex dwelling units having access from the same public street are located within 250 feet of each other.
- B. Not more than six dwelling units shall be located in a multiplex dwelling structure approved under MCC .2630(C).

11.15.2634 Dimensional Requirements

- A. Except as provided in MCC .2476(B) and .2480(A) and (B), the minimum lot size of a single family detached dwelling shall be 5,000 square feet.
- B. The minimum lot size for a two-unit dwelling shall be 9,000 square feet.
- C. The minimum lot size for a multiplex dwelling structure shall be 4,500 square feet for each dwelling unit.

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- D. The minimum lot size for a mobile home under MCC .2628(F) shall be 5,000 square feet. *[Amended 1983, Ord. 402 § 10]*
- E. The minimum front lot line length shall be 20 feet.
- F. The minimum lot width at the building line shall be 45 feet for an interior lot, and 50 feet for a corner lot.
- G. The maximum coverage shall be 50 percent.
- H. Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
20	5	10	15

Maximum Structure Height 35 feet.

[Amended 1984, Ord. 428 § 2]

1. In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
2. The side yard adjacent to an accessway created under MCC 11.45, the Land Division Chapter may be reduced to five feet for a pre-existing structure, under the provisions of MCC .2480(B).
3. The rear yard of a corner lot may be reduced to five feet, provided that the front yard is not less than 20 feet, the street side yard is not less than 10 feet, and the interior side yard is not less than 15 feet.
4. The maximum height for a single family, duplex or multiplex dwelling on a flag lot or a lot having sole access from an accessway, private drive or easement shall be 25 feet, except that the maximum height may be 35 feet, provided:
 - a. The proposed dwelling otherwise complies with the applicable dimensional requirements,
 - b. A residential structure on any abutting lot either is located 50 feet or more from the nearest point of the subject dwelling, or exceeds 25 feet in height, and
 - c. Windows 15 feet or more above grade shall not face dwelling unit windows or patios on any abutting lot unless the proposal includes a commitment to plant trees capable of mitigating direct views without loss of useful solar access to any dwelling unit, or that such trees exist and will be preserved.