

# Welcome to Multnomah County Land Use and Transportation Planning.

Our planning staff is here to assist you in understanding rules for developing in the Scenic Area and to help you tailor your project to meet them. As part of that effort, we have developed a series of handouts to explain the development standards and processes that you will need to follow.

This handout explains the accompanying Use Tables. Call-out boxes on the right may refer to other handouts and materials that provide additional information on a particular topic.

# What Are Uses?

Uses include constructing structures like houses, fences, garages, barns, etc. Uses also refers to beginning a new type of regulated activity on the property. For example, starting an agricultural product processing and packaging business in an existing, vacant building.

#### What is in this handout?

- What are uses?
- How do I use the Use Tables?
- Explanation of uses
- Explanation of zoning districts
- Explanation of review processes

## How Do I Use the Use Tables?

There are two Use Tables. Table #2a lists common private uses and developments. Table #2b lists common public uses and developments. Federal, state, and local government agencies typically undertake the public uses and developments listed in Table #2b. Both tables show three elements: uses in the left column, zoning districts across the top, and review processes in the body of the tables. Once you know the zoning district of the property and the type of use you are proposing, you can use the tables to determine the likely review process.

See NSA Handouts #2a and #2b: NSA Use Tables

# **Uses and Developments**

Both tables list uses and developments in the column on the left. These uses are grouped by type, with headings in bold. For example, all the homes, dwellings, mobile homes, etc. are listed under the "Dwellings" heading in bold. The uses under each heading are listed alphabetically.

See the Multnomah County Zone Designations in the Columbia River Gorge National Scenic Area map

### **Zoning Districts**

The tables list the zoning districts across the top. The zoning districts are grouped under general heading such as "forest," "agricultural," "residential," etc. They show both the zone district names, and the abbreviations used on the Multnomah County Zone Designations in the Columbia River Gorge National Scenic Area map.

In addition to the zoning district shown on the map, the property may have a See the Multnomah Hillside Development District overlay. The overlay zoning district applies to County slope hazard map properties that are shown on the County's slope hazard map and on land with average slopes of 25 percent or more. The main purpose of this district is to protect geologic resources and ensure slope stability. Most development, construction, and site clearing (including tree removal) on these hazard/hillside areas require an additional review, with the applicant retaining a geotechnical engineer to evaluate proposed construction to ensure that it does not create an unsafe condition. This review is typically done simultaneously with the main application.

# **Review Processes**

Handout #1 describes and compares the review processes. There also is a handout describing each of the processes in detail. The letter 'A' in the tables means that use is allowed in that zoning district. Allowed uses do not go through a planning review process, but may require a building permit. The letter 'E' in the tables means that use is reviewed through the expedited process in that zoning district. The letter 'R' in the tables means that the use is reviewed through the site review process in that zoning district. The letter 'C' means that use is reviewed through the conditional use process in that zoning district. The tables are intended for general reference only. They do not include all the requirements and restrictions. County planning staff would be happy to assist with determining the zoning of the property, type of use you propose, and determining the review process.

Page 1

A=Allowed Outright
E=Expedited Review
R=Review
C=Conditional

		2	Agrica	dtural	Rural		ZONING DIS Open Space	ZONING DISTRICTS Open Space	CTS	Z)	Recreational	_	Residential	_	Commer-
	Forest	est	Agricultural	liturai	Center		Code	pace						'	cial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA	GSA-40	GGRC	GGO	GW GW	960-	GSO	GG-PR	GG-CR	GS-PR	GGR-2, - 5, -10	GY	GGC
	Gorge General	Gorge Special	<u>n</u>	Gorge Special	Gorge General	Gorge General	Gorge General	Gorge Special	Gorge Special	Gorge General			je eral	ai Te	Gorge General
USES	Forestry	Forestry	Agri.	Agri.	Rural Center	Open Space	Open Space	Open Space	Open Space	Public Rec.	Rec.	Rec.	xes.	New Y	con to that
4	An access	sory building use of the	An accessory building/structure is a structure or detached (does not share a common wall) building whose of the main use of the property, and that is located on the same parcel as the main building or use.	e is a struc	ture or der	tached (do	oes not sh me parcel	tare a con	nmon wal ain buildii	l) building ng or use.	whose us	se is incid	use is incidental and suboldinate to that	Subordina	ale lo lilat
Accessory structures 60	A	Α	Α		A					Þ	Þ	⊅	Þ	>	>
Squale leet of less in alea and 10 feet or less in height unless within a buffer zone													1		1
Accessory structures between 60 and 200 square feet in area	m	m	Ш	Е	m					ш	П	П	. ц	П	П
or taller than 10 feet in height (one per parcel max)															
Accessory building(s) larger than 200 square feet in area or	D	Z)	Z)	æ						Z)	æ	D	Z		70
taller than 10 feet in height for a dwelling on any legal parcel smaller than or equal to 10 acres in size				,								,			
Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel larger than 10 acres in size	π π	æ	ת	æ	ת					χ.	χ	z	X	x	7
Retaining walls accessory to existing dwellings <=2 ft high and <= 100 ft long	m	m	m	Ш	m	Ш	m	П	П	m	m	Е	т	т п	m
Accessory structures for an existing or approved dwelling, other than listed	æ	Z)	D	R	ב					70	ת ו	1 70	π	n	n
Additions for buildings >=500 sf and covered decks <200 sf no higher than existing bldg (one per parcel max)	Ш	Ш	E	m	m	m	m	m	m	П	π	п	П	П	П
Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.	R	ZD.	Z	Z)	تح					72	ZJ.	Z	7.0	70	<b>7</b>



							ZONINO	ZONING DISTRICTS	CTS				<u>,</u>		
	o-J	Forest	Agrica	Agricultural	Rural Center		Open Space	òpace		ZD	Recreational	<u> </u>	Residential	ential	Commer- cial
	GGF-20, <b>4</b> 0, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	GGO	GW GGO-	GGO- SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, - 5, -10	GSR	GGC
	Gorge	Gorge	- 1		1		Gorge	Gorge	Gorge	General	Gorge	Gorge Special	General	Gorge	General
	Forestry	Forestry	Agri.	Agri.	=	=	;				Comm.				Comm.
Decks, uncovered and	Ш	m	E	m	m c	III (	m			П	Ш	E	m	m	Ш
attached and accessory to existing dwellings, <=500 sf and <=30 high															
Agriculture															
Agricultural buildings in conjunction with current	R	70	70	ס	מג					π	Z	٠	7.		
Agricultural product processing	Z		С	C											
Agricultural structures, except	70	ZD	Z)	R	R					Z)	Ŋ		R		
Agricultural structures, except buildings in conjunction with agricultural use	Zi.	χ.	z	X	X					7	7				
Agricultural use, except new cultivation	A				Α					A	Þ		A		<b>A</b>
Agricultural uses within previously disturbed and regularly worked fields or areas		Þ		Α								۵		>	
Agricultural uses and new cultivation outside of		æ												R	
previously disturbed and						-									
areas, Clearing of trees for		•													
new agricultural use with provisions															
Cultivation and vegetation removal in conjunction with a home garden	≯		≯		>	·	11.3			Þ	Þ		Α		A
Fruit and produce stands	R		С	ZD									3		
New cultivation	R	D	R	Z	Z					C	C		7		
Silvicultural nurseries		R								1					
Commercial													اد		
Bed and breakfast inns in single-family dwellings			C	C									C		
Bed and breakfast inns	С									•		AM # WILTON		C	
Bed and breakfast inns;					C										С
traveler accommodation															С



COMMON PRIVATE USES	NSA USE TABLE

Forest	Company   Comp	П												С			Dwelling, cluster
Forest	Corporation   Content												ZO	Z)	R	æ	Agricultural labor housing
Forest						:											Dwellings
Forest	Court   Cour	!											,				conference center.
Fotest	Corest   Agricultural   Rural   Center   Copen   Cop	<del></del>			(								C		C		profit group camps, retreat or
Fotrest   Agricultural   Centler   GGC	Company   Comp				S								0		3		
Fotest	C			•										•			learning or research facilities
Forest	Company   Comp													C			Non-profit, environmental
Forest	C																
Forest	Forest   Agitoullural   Center   Cent							. =									church or community building
Forest  Fore	Forest   Agricultural   Center   Colore   Colo			C								C					Schools
Forest	Forest    Fore											2 0					Places of worship
Forest	Forest   Agricultural   Center   Cent																playgrounds
Forest	Forest   Agricultural   Center   Cent		С	C													Community parks and
Forest	Forest   Agricultural   Center   GGF-20,   GSF-40   GGA-20   GSA-40   GGA-2   GGRC   GGO																management
Forest	Forest   Agricultural   Center   Center   GGF-20,   GSF-40   GSA-20   GSA-40   A0, -80   Agricultural   Center   Gorge   General   General   General   Special   General   General   Special   General   Special   General   Special   General   Special   General   Gen								•					-			forest/agriculture resource
Forest	Forest   Agricultural   Rural   Open Space   GG-PR							,							(		profit facilities related to
Forest	Forest   Agricultural   Agricultur												೧		0		Community facilities and non-
Forest	Forest   Agricultural   Rural   Center   Cente																meeting halls
Forest   Agricultural   Center   GGF-20,   GGSF-40   GGA-20   GG	Forest   Agricultural   Rural   Center   GGR-20, GSR-40   GGA-20   GAA-40   GGRC   GGO- GGO- GGO- GGO- GGO- GGO- GGO- GG											C					Community centers and
Forest	Forest   Agricultural   Rural   Center   Center   GGR-20, GSF-40   GGA-20   GSA-40   GGRC																•
Forest   Agricultural   Center   Cent	Forest   Agricultural   Rural   Center   GGF-20, GSF-40   GGA-20   GGA-20   GGA-40   GGRC   GGO   GOO   GO			GGR-10													building
Rotest   Agricultural   Center   Center   GGF-20, GSF-40   GGA-20   GSA-40   GGA-20   GSA-40   GGRC   GGO	Forest   Agricultural   Rural   Center   GGA-20   GSA-40   GGA-20   GSA-40   Agricultural   Agricultural   Agricultural   Rural   Center   Center   GGA-20   GSA-40   GGRC   GGO   GGO   GGO   GGO   GGO   GG-R			GGR-5													existing church or community
Residential   Route	Forest   Agricultural   Rural   Open Space   GG-PR   GG-CR   GS-R   GG-R   GG			C													Child care centers, within an
Forest   Agricultural   Rural   Center   Cent	Forest   Agricultural   Rural   Open Space   GG-PR			GGR-2													
Residential   Rural   Center   GGF-20,   GSF-40   GGA-20   GSA-40   GGRC   GGC   GGO   GW   SP   GG-R   G	Forest   Agricultural   Rural   Open Space   GGO-			റ								C					Child care centers accredited
Residential   Rural   Rural   Center	Profest   Agricultural   Rural   Center   GGF-20, 8SF-40   GGS-20   GSA-40   Agri.   Residential   General   Special   Special   Special   Forestry   Forestry   Agri.   Agri.   Rural   Center   Space   Sp																Community services
Foresty Foresty Roger   Agricultural   Agricultural   Agricultural   Center	Forest Agricultural Rural Center GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGO-40, -80 Agricultural Special General Special General Special General Center Center Center Center Center Space Center Space Space Space Space Space Space Space Center Space Space Space Space Space Space Space Space Center Space Space Space Space Space Space Space Center Space Center Space Space Space Space Space Space Space Space Center Space Center Space Center Space Space Space Space Space Space Center Center Space Center Space Space Space Space Space Center Center Space Center Space Center Center Space Space Space Space Space Center Center Cent	0										æ					Restaurants
Forestt Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGRC GGO- GGO- GGO- GGO- GGO- GGO- GG-R Ado, -80 Ado Ado Ado Ado Ado Ado Ado Ado Ado General Special General Special General Special General Special Rural Open Open Open Open Open Open Public Comm. Public Res. Res.  C C C C C C C C C C C C C C C C C C GGO- GGO-	Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGO GGO GW SP Gorge Gorge General Special General Forestty Forestry Forestry Rural Center General Special General Space Space Space Space Space Space Rec. Rec. C C C C C C C C C C C C C C C C C C C																
Forestt Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGRC Ado, -80 and GGA Special General Special General Special General Special General Center Center Space	Forest   Agricultural   Rural   Center   GGA-20   GSA-40   GGRC   GGO   GCO   GGO					****	•										restaurants, gas stations)
Forestty Forestry For	Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGC GW SP GG-PR GG-PR GGR-2, GSR-40, -80 Agri. Porestry Forestry GC C C C C R R GC C C C R R GC C C R R GG-PR GGR-PR														•		to 5,000 sf (e.g. stores, offices,
Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGO GGO- GGO- GGO- GGO- GGO- GGO- GGO-	Forest   Agricultural   Rural   Center   GGF-20, GSF-40   GGA-20   GGA-20   Adu   Agri.   Forestry   Forestr											-					tourist commercial uses limited
Forestt Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGO GGO- GGO- GW SP  Gorge Gorge General Special Forestry Forestry CC  CC  CC  CC  CC  CC  Center  Center  Center  Center  Conter	Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGRC GOrge General Special Forestry Forestry C C C C C C C C C C C C C C C C C C C							••				Z)					Rural service commercial and
Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGO GGO- GW SP  Gorge Gorge General Special General Special Forestry Forestry GG.  C C C C C C C C C C C C C C C C C C C	Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGGC GGGC GW SP  Gorge Gorge General Special General Special Forestry Forestry Grestry C C C C C C C C C C C C C C C C C C C																structure
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Foresty Registry Foresty Registry Forestry Registry Regis	Forest Agricultural Rural Center  GGF-20, GSF-40 GGA-20 GSA-40 GGRC GGC GW SP GOrge Gorge General Special General Special General Special Forestry Forestry Forestry GG. C C C C C C C C C C C C C C C C C C											•					(
Forestry For	Forest Agricultural Rural  GGF-20, GSF-40 GGA-20 GGA-40 GGRC GGG GW SP  Gorge Gorge Gorge General Special General Space Rec. Rec.  Residential  Open Space Space Space Space Space Space Space Space Rec. Rec.  Residential  Residential  Residential  Residential  Residential  Residential  Special General General General General Ge			0	C		-					C	ဂ	C	C	C	i
Forest Agricultural Rural Open Space Recreational Residential  Center	Agricultural   Rural   Open Space   GG-CR   GG-CR   GG-CR   GS-PR   GS-PR   GG-CR				Rec.			Space	Space	Space	Space	Center	ú	ų.			USES
Forest Agricultural Rural Open Space Recreational Residential  Center Ce	Agricultural   Rural   Open Space   Recreational   Residential   Resid	Comm.			Public				Open		Open	Rural	Agri.		Forestry		
Agricultural   Rural   Open Space   Recreational   Residential	Corne   Gorge   Gorg	General		≖		<u> </u>	<u> </u>		Special		General	General	Special	=	Special	_	
rest         Agricultural         Rural         Open Space         Recreational         Residential           GSF-40         GGA-20         GSA-40         GGRC         GGO         GGO-         GGO-         GSO         GG-PR         GG-CR         GS-PR         GGR-2.         GSR-2.         GSR-2. <td>ZONING DISTRICTS         ZONING DISTRICTS         Recreational         Residential           GSF-40         GSA-40         GGRC         GGO-         GGO-         GSO-         GG-CR         GS-PR         GG-2 GSR           GSF-40         GGA-20         GGA-40         GGC-         GGO-         GG-PR         GG-PR         GS-PR         GG-PR         5, -10           40         GGA-20         GGA-20</td> <td>Sorge</td> <td></td> <td>- 1</td> <td></td> <td></td> <td>ı</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td>Gorge</td> <td></td>	ZONING DISTRICTS         ZONING DISTRICTS         Recreational         Residential           GSF-40         GSA-40         GGRC         GGO-         GGO-         GSO-         GG-CR         GS-PR         GG-2 GSR           GSF-40         GGA-20         GGA-40         GGC-         GGO-         GG-PR         GG-PR         GS-PR         GG-PR         5, -10           40         GGA-20	Sorge		- 1			ı	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	
rest Agricultural Rural Open Space Recreational Residential  Center Center GGA-20 GSA-40 GGRC GGO GGO- GGO- GSO GG-PR GG-CR GS-PR GGR-2, GSR	rest Agricultural Rural Open Space Recreational Residential GSF-40 GGA-20 GSA-40 GGRC GGO GGO- GGO- GSO GG-PR GG-CR GS-PR GGR-2, GSR			ن					ξ	GW		,		and GGA		40, -80	
Agricultural Rural Open Space Recreational Residential Center	Agricultural Rural Open Space Recreational Residential Center	GGC	GSR	GGR-2, -	GS-PR	GG-CR	GG-PR	GSO	660-	660-		-		GGA-20	GSF-40	GGF-20,	
Agricultural Rural Open Space Recreational Residential	ZONING DISTRICTS  Agricultural Rural Open Space Recreational Residential	cial										Center	i i		Š	-	
	ZONING DISTRICTS	Commer-		Resid	a	ecreationa			Space	Open		Rills	Hira	Agric	roet	5	



Mobile home, replace existing in same location in a mobile home park, with provisions	Dwelling, single-family, one, in conjunction with current agricultural use of a farm	Dwelling, one, on a parcel of 40+ contiguous acres, necessary for and accessory to forest uses	Dwelling, single-family, one, on a legally created parcel upon enrollment in the state's forest assessment program, On lands designated GGF– 20 and GGF– 40. Upon a showing that a parcel cannot qualify, a parcel is entitled to one single-family dwelling	Duplexes	Dwelling, single-family, a second in conjunction with an agricultural use, when replacing a historic dwelling	Dwelling, single-family, a second for a farm operator's relative	Dwelling, single-family, on a legally-created parcel and existing prior to 11/17/86, not in conjunction with agricultural use	Dwelling, single-family, on a legally-created parcel	USES			
m	ת		R (on GGF-20 and GGF 40)			æ			Gorge General Forestry	GGF-20, 40, -80	For	
m	æ	Z)				20		D	Gorge Special Forestry	GSF-40	Forest	
m	R (GGA- 40)					Z	C GGA-40	R GGA 40 with condition s	Gorge General Agri.	GGA-20 and GGA 40	Agric	
· m		Z)			<sub>Z</sub>				Gorge Special Agri.	GSA-40	Agricultural	
m				R				70	Gorge General Rural Center	GGRC	Rural Center	
m									Gorge General Open Space	660		
m									Gorge General Open Space	'	Open Space	ZONIN
m		·							Gorge Special Open Space		space	ZONING DISTRICTS
П									Special Open Space			CTS
П								720	orge eneral ublic	٠,	<u> </u>	
, <b>m</b>								70	orge eneral omm. ec.	7	5	
Ш		C							Special Public Rec.	1 ~		
E								, z	orge eneral es.		Residential	
								, , ,	orge pecial es.	<u> </u>	7	4
		70							Gorge General Comm.	9	cial -	



							NINOZ	ZONING DISTRICTS	ICTS						
	Fo	Forest	Agricultural	ıltural	Rural Center		Open Space	Space		71	Recreational	a	Resid	Residential	Commer- cial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA-	GSA-40	GGRC	GGO	GGO-	GGO- SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, - 5, -10	GSR	960
	Gorge	Gorge	<u>n</u>	Gorge Special	Gorge	General	General	Gorge Special	Gorge Special	Gorge General	Gorge Genera	Gorge Special	Gorge General	Gorge Special	Gorge General
USES	-	Forestry					Open Space			Public Rec.	Comm. Rec.				Comm.
Mobile home, temporary use in the case of a family hardship	R	æ	スプ	R	ZJ.							R (40 acres)	ZD.	ス	
Mobile home, temporary in conjunction with a timber operation	R (GGF- 80 only)														
Planned developments					С										
Fences															
Fences, rail solid, or semi-solid accessory to existing dwellings <=6 ft high and <=100 ft long	Е	E .	E	m	ш	m	m	m	m	m	m	m	m	m	E
Fences, wire-strand, less than or equal to 48 inches in height that are outside deer and elk winter range (not including fences associated with transportation facilities or utility facilities)	A	Þ	A	>	A					>	>	Þ	>	A	` >
Fences, wire-strand or woven- wire, used for gardens, yards, livestock, and similar uses less than or equal to 500 feet in length and less than or equal to 10 feet in height that are accessory to an existing dwelling	>	Σ	Þ	Þ	>					>	>	>	>	>	Þ
Fences, wire strand, other	ш	m	E	Ш	E	m	E	ш	m	ш	E	m	Ш	Ш	Ш
Fences, woven-wire for agricultural use, enclose <=80 acres	m		П		m	m	П	m		m	m		m		П
Forest practices in accordance with a site plan for forest practices application		ZZ											.,	Z	
Forest practices that do not violate conditions of approval for other approved uses and developments	A		A		A					· >	Þ		A		Þ



							ZONIN	ZONING DISTRICTS	ICTS						
	Forest	est	Agrica	Agricultural	Rural		Open Space	Space		71	Recreational	<u>a</u>	Residential	ential	Commer- cial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	660	960-	geo- Sp	GSO	GG-PR	GG-CR	GS-PR	GGR-2, - 5, -10	GSR	GGC
	Gorge General	Gorge Special	<u>n</u>	Gorge Special	Gorge General	Gorge General	Gorge General	Gorge Special	Gorge Special	Gorge General	Gorge General	Gorge Special	Gorge General	Gorge Special	Gorge General
USES		Forestry			Rural	Open Space	Open Space			Public Rec.	Comm. Rec.				Comm.
Forest uses and practices				R						R					
Temporary, auxiliary on-site structures for forest operation	Z)														
Temporary portable facilities for the primary processing of forest products	Z														
Land divisions and lot line adjustments															
Land divisions					R					מ	R		R		
Land divisions satisfying minimum lot size standards	R (GGF- 80 only)	D	70					,							
Land division creating parcels smaller than the designated	C		C										C (10 acres+		
minimum parcel size, On parcels 40 acres in size or						-							in GGR- 5; 20		
larger in a GGF – 20 or 80 acres in size or larger in a GGF – 40													acres+ in GGR- 10)		
Land divisions to facilitate efforts to protect and enhance scenic, cultural, natural or recreation resources		. •				R									
Lot line adjustments, resulting in the potential to create additional parcels through subsequent land divisions	R	R	ZD.		ת								ಸ		٦
Lot line adjustments, not resulting in potential to create additional parcels through subsequent land divisions	ш		m		m	m	П	ш		m	m		т		m
Lot line adjustments		Ш		m		70	R	70	m	Z	カ	m	Z	Ш	R
Other Aquaculture	R		C	D									Í		
Boarding of horses	R		С							)	ו	7	7		J.
Docks and boat homes	R	R	R	R						R	Z	7	R	7	7



							ZONIN	ZONING DISTRICTS	ICTS					]	
	Forest	est	Agricultural	iltural	Rural Center		Open Space	Space			Recreational	99	Residential		Commer- cial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	GGO	GW GGO-	SP SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, - 5, -10	GSR	GGC
	Gorge General	Gorge Special	<u>n</u>	Gorge Special	Gorge General	Gorge General	Gorge General	Gorge Special	Gorge Special	Gorge General	Gorge General	Gorge Special	Gorge General	Gorge Special	Gorge General
USES		_					Open Space			Public Rec.					Comm.
Fish hatcheries and agriculture facilities		C						- 1							
Flagpoles accessory to the principal building on a parcel	A	Α	Α	A	Α					Þ	Þ	>	Þ	>	>
Life Estates on lands designated GGF– 20, pursuant to MCC 38.0070.	С		C												
Lights, outdoor	Е	m	m	Ш	Ш	ш	Ш	Ш	П	Е	Е	E	Э	Ε	Ш
Wind machines for frost control in conjunction with agricultural use		<u> </u>	A	m	Þ				m	>	Þ	m	Α		>
Wine sales/tasting rooms, in conjunction with an on-site winery	R		C										C		
Wineries, in conjunction with on-site viticulture	R		С										С		
Structures associated with hunting and fishing operations.	0		C												
Recreation															
Recreation development	R		C		С								C		
Recreation, low intensity						R									
Recreation, public and commercial recreation, interpretive and educational		ი		C											<u></u>
Recreation, commercial uses										С	С				
and non-resource based that						-									
are part of an existing or approved resource-based public recreation use															
Recreation, commercially- owned, resource based											C				
Recreation, commercially- owned, resource based, overnight accommodations				:							C				
Signs signs, other than allowed outright	m	m	m	m	m	m	m	m	П	m	m	П	m	E	m



							ZONIN	ZONING DISTRICTS	CTS		34			1	
	Fo	Forest	Agricultural	ıltural	Rural		Open Space	Space		Z.	Recreational	_	Residential		Commer
					Center										Cial
	GGF-20,	GSF-40	GGA-20	GSA-40	GGRC	GGO	660-	GGO-	GSO	GG-PR	GG-CR	GS-PR GGR-2, -		GSR	GGC
	40, -80		40, -80 and GGA				GW	SP					5, -10		
			40												
	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge
	<u></u>		=	_	=-	General	<u>B</u>	Special Special		General		Special	General	Special	Genera
	Forestry	_			Rural	Open		Open	Open	Public	Comm.	Public	Res.	Res.	Comm.
USES					Center	Space	Space	Space	Space	Rec.	Rec.	Rec.			
Structures, placement,															
replacement, repair, removal	<del></del>														
Placement of Structures for	Z)	æ	Z)		R	R				R	R	מ	R	70	>
continued public safety,															
essential public services															
damaged during an															
emergency/disaster event											י ור		]	ס	0
Removal/demolition of	20	æ	R	D	70	R	æ	70	70	70	7	7	X	7	7
structures that are >=50 yrs															
old, including wells, septic															
tanks, and fuel tanks															
							1	1	1	1	1	ī	n	П	П

Notes: There are no conditional uses in any of the Open Space zoning districts

Personal use airports

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agriculture/forest use or conjunction with

of roads or modifications not in

Construction or reconstruction

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Apply dust abatement products to non-paved road

Private roads serving a

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NSA Handout #2a: Use Tables

operation of existing structures

Repair, maintenance, and

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Culverts, existing, replace and/or expand for ephemeral streams or ditches

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Culverts, existing, replace

Road closure gates

and/or expand

and fuel tanks

structures that are <50 yrs old

Removal/demolition of

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including wells, septic tanks,



GGO GGO GGO GGO GG-PR GG-CR GS-PR GGR-2; GSR GG-CR GS-PR GGR-2; GSR GG-CR GG-CR GG-CR GGR-2; GGO-CR GG-CR GG		For	PS	Agric		Rura		ZONIN	ZONING DISTRICTS Open Space	ICTS	70	Recreational	a	Residential	_	Commer-
Gorge		GGF-20, -40, -80		GGA-20	GSA-40	Center	660	660-	GGO- SP	GSO	GG-PR	66	GS-PR	GGR-2, 5, -10	GSR	cial GGC
ged C C C C C C C C C C C C C C C C C C C		<u>m</u>		<u>m</u>			Gorge General	Gorge General	Gorge Special		Gorge General	Gorge General	-	<u>=</u>		Gen
ged C C C C C C C C C C C C C C C C C C C			_				Open Space	Open Space	Open Space	Open Space	Public Rec.	Comm. Rec.				Con
Signal Control		C	C	С	C											
Anacounty Public and County Public Department Inity services Inity centers and inity particulative related lagriculture of management Inity parks and	of	(	(	(	(											
mity services in mity centers and in mity centers and in mity centers and in mity facilities are defined to a control to a control to control t	Aultnomah County Public Vorks Department						100	······································			.,,,		4 111	,		
Intellises and Intellises and Intellises and Intellises and Intellises and Intellises related that cliticise related by the control of the co	ommunity services								+-+				+-+			
mily facilities and fit facilities related largiculture related largiculture related largiculture e management largiculture largicultur	community centers and neeting halls					C					•••					
Indix parks and unds consistions of control co	community facilities and on-profit facilities related of forest/agriculture		C		С											·····
C   C   C   C   C   C   C   C   C   C	community parks and laygrounds			:	i		:		:					С	C	
ment buildings  S S S C C C C C C C C C C C C C C C C	ire stations					С								С	C	
s C C C C C C C C C C C C C C C C C C C	Sovernment buildings				<del> </del>	С										
gs C  igs	ibraries					C										
gs  ural labor housing R R R R  and fire stations for C C C  re protection  visions and lot  ustments  visions to facilitate o protect and e scenic, cultural, or recreation  or recreation  c  C  C  C  C  C  R  R  R  R  R  R  R  R	laces of worship					C				+						
ural labor housing R R R R R R R R R R R R R R R R R R R	chools					C			İ							
and fire stations for C C C  and fire stations for C C C  re protection  visions and lot  ustments  visions  visions  visions to facilitate o protect and e scenic, cultural, or recreation  es	gricultural labor housing	א	R	Z)	R											
and fire stations for C C C re protection  ivisions and lot  ustrments  visions visions to facilitate o protect and e scenic, cultural, or recreation  es	welling, cluster			C									-			ш
In lot C C C R R R R R R R R R R R R R R R R													<del> </del>			!
ilitate R	and fire stations for re protection	C	C	C												i !
iliate R	and divisions and lot			:						-						
litate R	ine adjustments					ָ ֪	:		1		ZO	ΣD.		R	L	
efforts to protect and enhance scenic, cultural, natural or recreation resources	and divisions to facilitate					7	20:		:		1 2			7		
ennance scenic, curural, enance scenic, curural, enatural or recreation resources	forts to protect and						-									
resources	enhance scenic, cultural, latural or recreation															
	esources							•								



	For GGF-20, -40, -80	Forest 20, GSF-40	Agricu GGA-20 and GGA	Agricultural	Rural Center GGRC	660	ZONING DIS Open Space GGO- GGO	ZONING DISTRICTS Open Space 3GO- GGO- GS GW SP	GSO	GG-PR	Recreational	GS-PR	Residence Reside		Residential R-2, GSR
G M W	Gorge General Forestry	Gorge Special Forestry	Gorge General Agri	Gorge Special Agri.	Gorge General Rural Center	Gorge General Open Space	Gorge General Open Space	Gorge Special Open Space	Gorge Special Open Space	Gorge General Public Rec.	Gorge General Comm. Rec.	Gorge Special Public Rec.		Gorge General Res.	
Antennas, new whip on existing utility poles or towers for public service less than or equal to 8 feet in height and less than or equal to 2 inches in diameter	Þ	A	A	>	A	Þ	А	A	А	А	>	>		A	A
Emergency/disaster event actions	Þ	Þ	Þ	Þ	Α	Þ	Þ	Þ	>	>	>	>		Α .	
Lights, outdoor	Ш	m	П	Ш	m	ш	Е	m	m	m	Ш	m	-	M	m
Research and monitoring (air, weather, water, transportation, etc.) facilities, attached to structures, <=120 sf, <=12 ft high	т	m	m	m	m	m	m	m	т	m	m	m		m	
Recreation Recreation development	Z)		C		C									C	C
Recreation, low intensity			!			R							<del></del> i		
Recreation, public and commercial recreation, interpretive and educational developments and uses		C		O									<del></del>		
Recreation, publicly-owned, resource based	-									n		C			
Resource enhancement projects, scenic, cultural, recreation, and/or natural	Z	Z	ZI	Z	ע	ਹ				Ø	Z	æ		. <b>7</b> 0	, z
Structures or vegetation management activities for the purpose of wildlife, fisheries, or plant habitat enhancement projects		אָל					·				,				
Trails, public Trail reconstruction, <1,000 ft of re-route	m	mļ :	m	·····	m	m	† m		: m'	m,	m	m z		. m	. m
signs, other than allowed outright	m	m	m	, m,	m,	m	m	m <sup>†</sup>	m	m	ш,	. ш.		m:	m°



Decommission non-paved roads Resurface/overlay existing paved roads, no width increase, no embankments toe disturbance, no new/changed structures	Exploration, development, and production of sand, gravel, or crushed rock for the construction, maintenance, or reconstruction of roads used to manage or harvest commercial forest products.		Removal/demolition of structures that are <50 yrs old, including wells, septic tanks, and fuel tanks	Removal/demolition of structures that are >=50 yrs old, including wells, septic tanks, and fuel tanks	Placement of Structures for continued public safety, essential public services damaged during an emergency/disaster event	Structures, placement, replacement, repair,			
<b>&gt;</b> m!		>	m	70	Z		Gorge General Forestry	GGF-20, -40, -80	Forest
<b>→</b> m	C	>	Ш	70	מק		Gorge Special Forestry	GSF-40	est
<b>&gt;</b> III	С	Þ	m	ת	R		Gorge General Agri.	GGA-20 GSA-40 and GGA 40	Agricultural
> m	Ω	Þ	п	٦			Gorge Special Agri.	GSA-40	ıltural
> mi		A	m	Z	R	·	Gorge General Rural Center	GGRC	Rural
> m		A	П	ZI.	Z		Gorge General Open Space	660	
> m		>	m				Gorge General Open Space	660- GW	ZONING DIS Open Space
<b>&gt;</b> m		>	ш				Gorge Special Open Space	SP	ZONING DISTRICTS Open Space
> m <sup>†</sup>		Þ	m				Gorge Special Open Space	GSO	ICTS
> m		A	ш	מ	R		Gorge General Public Rec.	GG-PR G	R
> m		Α	m	עב	Σ.		Gorge General Comm. Rec.		Recreational
> <u>;</u>		A	Ш	Z)	ער		Gorge Special Public Rec.	G-CR GS-PR	al
> m		А	m	R	Z)		Gorge General Res.	GGR-2, 5, -10	Resid
> m		Α	m	D	Z		Gorge Special Res.	GSR	Residential
A E		A	m	R	A		Gorge General Comm.	GGC	Commer-



							ZONIN	ZONING DISTRICTS	ICTS	3					
	Forest	est	Agricultural	ıltural	Rural		Open Space	Space		R	Recreational	<u>a</u>	Resid	Residential	Commer- cial
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	660	660- 6W	660- SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	GGC
Con	Gorge General Forestry	Gorge Special Forestry	Gorge General Agri.	Gorge Special Agri.	Gorge General Rural Center	Gorge General Open Space	Gorge General Open Space	Gorge Special Open Space	Gorge Special Open Space	Gorge General Public Rec.	Gorge General Comm. Rec.	Gorge Special Public Rec.	Gorge General Res.	Gorge Special Res.	Gorge General Comm.
Grade and gravel existing road shoulders, no width increase, no embankments toe disturbance, no new/changed structures	Þ	Þ	Þ	A	>	A	×	A	Þ	Þ	Α	A	Þ	Þ	Α
Pave existing dirt and gravel roads, no increase to width, no disturbance of toe of adjacent embankments, slopes, or cut banks	m	m	Ш	m	m	m	m	m	m	ш	m	Ш	П	m	m
Road closure gates	E	m	m	Ш	m	ш	m	Ш	m	m	E	Ш	m	m	m
Culverts, existing, replace and/or expand	Α		Þ		Þ	Þ	Þ	Þ		A	Þ		A		≻
Culverts, existing, replace and/or expand for ephemeral streams or ditches		A		۶					Þ			>		Þ	
Guardrails, existing, extensions less than or equal to 50 feet in length and new guardrail ends for existing guardrails, with provisions	>	Þ	Þ	A	Þ	Þ	≻	>	A	Þ	Þ	Þ	Þ	>	>
Guardrails and guardrail ends, new (not jersey barriers), inside disturbed rights-of-way	Α	Α	٨	٨	۶	Α	Σ	>	>	<b>&gt;</b>	>	>	>	>	>
Guardrails and guardrail ends, new (not jersey barriers), and wire-strand and woven-wire access control fences, other than allowed outright	m	Ш	т	<b>m</b> .	m	m	m	m i	, m	m	m	m	m	m	т
New raised pavement markers, guide posts, object markers, inlay markers, and pavement markings and striping	>	A	Þ	A	A	<b>A</b>	A	>	≻	A	Þ	> ·	A	Þ	Α



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Apply dust abatement products to non-paved road surfaces	Transportation facilities, existing, replace in same size/location with building materials: existing safety or protective structures, including guardrails, access control fences and gates, barriers, energy attenuators, safety cables, and traffic signals and controllers	superstructure of <= 30-foot long/<= 1,000 sf bridges Temporary asphalt/batch plants for public road projects	Traffic detection devices, vehicle weighing devices, and signal boxes (not including signs), new, <=120 sf and <=12 ft high	Traffic detection devices, vehicle weighing devices, and signal boxes, replace existing, in-place/in-kind	Private roads serving a residence Railroads, road construction or reconstruction	USES	
>.	Þ		m	Α	R	Gorge General Forestry	Forest GGF-20, G-40, -80
>	>		> m	Þ	מ	Gorge Special Forestry	est GSF-40
<b>&gt;</b>	>	C	> m	Þ		Gorge General Agri.	Agricu GGA-20 and GGA
A	>	ZZ.	> m	۸	70	Gorge Special Agri.	Agricultural GGA-20 GSA-40 and GGA
Þ	>		> m	A		Gorge General Rural Center	Rural Center GGRC
A	>		<b>р</b>	>		Gorge General Open Space	GGO
>	>	:	<b>&gt;</b>	>	:	Gorge General Open Space	ZONIN Open GGO- GW
<b>&gt;</b>	>		<b>→</b>	>		Gorge Special Open Space	ZONING DISTRICTS Open Space Ogeo GGO GS GW SP
Þ	>		<b>р</b>	A		Gorge Special Open Space	GSO
→	>		ь	>		Gorge General Public Rec.	Recrea
>	>		г	>		Gorge General Comm. Rec.	Recreational
» Þ	>		> п	) 	ZJ	Gorge Special Public Rec.	SS-PR
⊳	>		р п	>	R (no railroads	Gorge General Res.	Resid GGR-2, 5, -10
<b>&gt;</b>	>		Р	>	<b>بر</b>	Gorge Special Res.	Residential R-2, GSR -10
> ·	>		> п	1 >		Gorge General Comm.	Commercial GGC



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0	ZONING DISTRICTS	
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Utility facilities, aboveground and overhead, modify or develop new <=120 sf and <=12 ft high; replace in same location, <=15% larger than existing; new antennas on existing wireless communication towers/poles other than allowed outright	aboveground and overhead utility facilities including towers, pole/tower-mounted equipment, cables and wires, anchors, padmounted equipment, service boxes, pumps, valves, pipes, water meters, and fire hydrants, in the same location and size as the existing facilities and with the same building materials as the existing facilities	Utility facilities, aboveground and overhead. Replace existing	New utility facilities	Utility facilities	practices	modifications not in conjunction with agriculture/forest use or	Construction or	Con	7		
m		Þ					R	Gorge General Forestry	GGF-20, -40, -80	Forest	
П		Þ					æ	Gorge Special Forestry	GSF-40		
ш		Þ		(	ا ر		Ŋ	<u> </u>	GGA-20 and GGA 40	Agricultural	
, m		Þ						Gorge Special Agri.	GSA-40		
		>						Gorge General Rural Center	GGRC	Center	
п		Þ						Gorge General Open Space	GGO		
т		⊳						Gorge General Open Space	GW GW	Open Space	NINOZ
Ш		➤						Gorge Special Open Space	GGO- SP	Space	ZONING DISTRICTS
П		>						Gorge Special Open Space	GSO		ICTS
m		>				-		Gorge General Public Rec.	GG-PR	2	
ш		➤						Gorge General Comm. Rec.	GG-CR	crea	
П		Þ						Gorge Special Public Rec.	GS-PR		
m		>						Gorge General Res.	GGR-2, 5, -10	Residential	
П			C					Gorge Special Res.	GSR		]
· m		>						Gorge General Comm.	GGC	cial	



Utility facilities, aboveground and overhead, replace existing aboveground and overhead utility facilities including foundations, poles, transformers, conduit, fencing, pumps, valves, pipes, water meters, in the same location, no more than 15% larger than existing  Utility facilities, underground, new, inside disturbed ROW or easement with provisions	Utility facilities, underground, replace or modify existing or co-locate new, located inside road, utility or railroad rights-ofway or easements that have been disturbed in the past, excavate 12 in beyond original depth and extent, with dimensional requirements and verification of no archaeological sites	Utility facilities, underground, replace or modify existing or co-locate new, located inside road, utility or railroad rights-ofway or easements that have been disturbed in the past		1000
m:	>	A	Gorge General Forestry	Forest GGF-20, G3 -40, -80
m		A	Gorge Special Forestry	est GSF-40
m.	>	Α	Gorge General Agri.	Agricultural GGA-20 GSA and GGA
П	>	А	Gorge Special Agri.	40
Ш	>	٨	Gorge General Rural Center	Rural Center GGRC
m·	>	>	Gorge General Open Space	660
m	>	>	Gorge General Open Space	Open Space GGO- GGO- GGO- GGO- GGO- GGO- GGO- GGO-
m	>	Þ	Gorge Special Open Space	Open Space GW SP GS
m	>	>	Gorge Special Open Space	GSO
m	>	>	Gorge General Public Rec.	Recrea
m	>	Þ	Gorge General Comm. Rec.	Recreational
m	>	>	Gorge Special Public Rec.	GS-PR
m	>	>	Gorge General Res.	Resid GGR-2, 5, -10
m	>	>	Gorge Special Res.	Residential Residential Residential
m	>	Þ	Gorge General Comm.	Commer- cial GGC



							NINOZ	ZONING DISTRICTS	ICTS						
	Forest	est	Agricultural	iltural	Rural		Open Space	Space		R	Recreational	<u>a.</u>	Residential		Commer-
					מומו									1.	2
	GGF-20,	GSF-40	GGF-20, GSF-40 GGA-20 GSA-40 GGRC	GSA-40	GGRC	GGO	GGO-	Υ	GSO	GG-PR GG-CR GS-PR GGR-2,	GG-CR	GS-PR	GGR-2,	GSR	GGC
- - - - - - - - - -	-40, -80		and GGA 40				GW	Sp		  - 			5, -10		
USES	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge Gorge Gorge Gorge Gorge Gorge	Gorge	Gorge	Gorge	Gorge	Gorge	Gorge .	Gorge	Gorge
•	General	Special	řa	<u>ai</u>	<u>a</u>		General	Special	Special	General	General	Special	General	Special	General
	Forestry Forestry Agri.	Forestry		Agri.		Open	Open	Open	Open	Public	Comm.	Public	Res.	Res.	Comm.
					Cellel			opace	opace	,	,	Š			
Utility facilities and railroads R	Z)		0	C	C								0		C
Utility poles, existing,	Α	Þ	A	A	A	Þ	>	>	Þ	Α	Þ	>	Α	Þ	Α
replacement															
Utility facilities for public		C								-		C			
service															i
Utility transmission,										R	70				
transportation,															
communication, and public															
works facilities															

Notes: There are no conditional uses in any of the Open Space zoning districts.

