



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 Hillside Development District overlay. The overlay zoning district applies to 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.

See the Multnomah County slope hazard map

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.

**NSA USE TABLE
COMMON PRIVATE USES**

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

ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	GGC
	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.
Accessory structures and additions	An accessory building/structure is a structure or detached (does not share a common wall) building whose use is incidental and subordinate to that of the main use of the property, and that is located on the same parcel as the main building or use.														
Accessory structures 60 square feet or less in area and 10 feet or less in height unless within a buffer zone	A	A	A		A					A	A	A	A	A	A
Accessory structures between 60 and 200 square feet in area or taller than 10 feet in height (one per parcel max)	E	E	E	E	E					E	E	E	E	E	E
Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel smaller than or equal to 10 acres in size	R	R	R	R						R	R	R	R	R	R
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	R	R	R	R	R					R	R	R	R	R	R
Retaining walls accessory to existing dwellings <=2 ft high and <= 100 ft long	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Accessory structures for an existing or approved dwelling, other than listed	R	R	R	R	R					R	R	R	R	R	R
Additions for buildings >=500 sf and covered decks <200 sf no higher than existing bldg (one per parcel max)	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.	R	R	R	R	R					R	R	R	R	R	R



**NSA USE TABLE
COMMON PRIVATE USES**

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



**NSA Handout #2a:
Use Tables**

ZONING DISTRICTS															
	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GCF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	GGC
USES															
Decks, uncovered and attached and accessory to existing dwellings, <=500 sf and <=30 high	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Agriculture															
Agricultural buildings in conjunction with current agricultural use	R	R	R	R	R					R	R		R		
Agricultural product processing and packaging	R		C	C											
Agricultural structures, except buildings in conjunction with agricultural use	R	R	R	R	R					R	R		R		
Agricultural use, except new cultivation	A				A					A	A		A		A
Agricultural uses within previously disturbed and regularly worked fields or areas															
Agricultural uses and new cultivation outside of previously disturbed and regularly worked fields or areas. Clearing of trees for new agricultural use with provisions			R											R	
Cultivation and vegetation removal in conjunction with a home garden	A		A		A					A	A		A		A
Fruit and produce stands	R			C											
New cultivation	R	R	R	R	R					C	C		R		
Silvicultural nurseries		R													
Commercial															
Bed and breakfast inns in single-family dwellings				C									C		
Bed and breakfast inns (historic)	C													C	
Bed and breakfast inns; traveler accommodation					C									C	
Gift shops														C	

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ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center	Open Space				Recreational		Residential		Commercial	
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA-40	GSA-40		GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10		GSR
Home occupations or cottage industries in an existing residence or accessory structure	C	C	C	C	C							C	C	C	
Rural service commercial and tourist commercial uses limited to 5,000 sf (e.g. stores, offices, restaurants, gas stations)					R										
Restaurants					R									C	
Community services															
Child care centers, accredited					C							C	GGR-2		
Child care centers, within an existing church or community building												C	GGR-5, GGR-10		
Community centers and meeting halls					C										
Community facilities and non-profit facilities related to forest/agriculture resource management		C		C											
Community parks and playgrounds												C	C		
Places of worship					C										
Schools					C										
Schools within an existing church or community building												C			
Non-profit, environmental learning or research facilities			C												
Expansion of existing non-profit group camps, retreat or conference center.		C		C								C			
Dwellings															
Agricultural labor housing	R	R	R	R										E	
Dwelling, cluster			C												



NSA Handout #2a:
Use Tables

**NSA USE TABLE
COMMON PRIVATE USES**

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

ZONING DISTRICTS															
	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	GGC
USES	Dwelling, single-family, on a legally-created parcel		R	R GGA-40 with conditions	R								R	R	
	Dwelling, single-family, on a legally-created parcel and existing prior to 11/17/86, not in conjunction with agricultural use			C GGA-40											
	Dwelling, single-family, a second for a farm operator's relative	R	R	R											
	Dwelling, single-family, a second in conjunction with an agricultural use, when replacing a historic dwelling				R										
Duplexes					R										
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	R (on GGF-20 and GGF-40)														
Dwelling, one, on a parcel of 40+ contiguous acres, necessary for and accessory to forest uses		R		R								C			R
Dwelling, single-family, one, in conjunction with current agricultural use of a farm	R	R	R (GGA-40)												
Mobile home, replace existing in same location in a mobile home park, with provisions	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E



**NSA Handout #2a:
Use Tables**

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ZONING DISTRICTS															
	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential	Commercial	
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	GGC
USES	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.
Mobile home, temporary use in the case of a family hardship	R	R	R	R	R							R (40 acres)	R	R	
Mobile home, temporary in conjunction with a timber operation	R (GGF-80 only)														
Planned developments					C										
Fences															
Fences, rail solid, or semi-solid accessory to existing dwellings <=6 ft high and <=100 ft long	E	E	E	E	E	E	E	E	E	E	E	E	E	E	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	A	A	A	A				A	A	A	A	A	A	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	A	A	A	A	A				A	A	A	A	A	A	A
Fences, wire strand, other	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Fences, woven-wire for agricultural use, enclose <=80 acres	E		E	E	E	E	E	E	E	E	E		E	E	E
Forest															
Forest practices in accordance with a site plan for forest practices application		R											R		
Forest practices that do not violate conditions of approval for other approved uses and developments	A		A	A	A				A	A	A	A	A	A	A

This table summarizes use descriptions from Multnomah County Code Chapter 38, part 4. It is for general reference only.



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COMMON PRIVATE USES**

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

ZONING DISTRICTS															
	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40		GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	
USES	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.
Forest uses and practices				R						R					
Temporary, auxiliary on-site structures for forest operation	R														
Temporary portable facilities for the primary processing of forest products	R														
Land divisions and lot line adjustments															
Land divisions					R					R	R		R		
Land divisions satisfying minimum lot size standards	R (GGF-80 only)	R		R											
Land division creating parcels smaller than the designated minimum parcel size. On parcels 40 acres in size or larger in a GGF-20 or 80 acres in size or larger in a GGF-40	C			C									C (10 acres+ in GGR-5; 20 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		R	R								R		R
Lot line adjustments, not resulting in potential to create additional parcels through subsequent land divisions	E			E	E	E	E	E		E	E		E		E
Lot line adjustments		E				R	R	R	E	R	R		R	E	R
Other															
Aquaculture	R			C											
Boarding of horses	R			C											
Docks and boat homes	R	R		R						R	R		R	R	R



NSA Handout #2a:
Use Tables

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ZONING DISTRICTS																		
USES	Forest			Agricultural		Rural Center	Open Space					Recreational			Residential		Commercial	
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR				
Fish hatcheries and agriculture facilities		C																
Flagpoles accessory to the principal building on a parcel	A	A	A	A	A					A	A	A	A	A	A	A		
Life Estates on lands designated GGF – 20, pursuant to MCC 38.0070.	C		C															
Lights, outdoor	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E		
Wind machines for frost control in conjunction with agricultural use	A	E	A	E	A					E	A	A	E	A	E	A		
Wine sales/tasting rooms, in conjunction with an on-site winery	R		C										C					
Wineries, in conjunction with on-site viticulture	R		C										C					
Structures associated with hunting and fishing operations.	C		C															
Recreation																		
Recreation development	R				C								C					
Recreation, low intensity																		
Recreation, public and commercial recreation, interpretive and educational developments and uses		C		C														
Recreation, commercial uses and non-resource based that are part of an existing or approved resource-based public recreation use										C		C						
Recreation, commercially-owned, resource based												C						
Recreation, commercially-owned, resource based, overnight accommodations												C						
Signs																		
Signs, other than allowed outright	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E		

NSA Handout #2a:
Use Tables



**NSA USE TABLE
COMMON PRIVATE USES**

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

ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, 40, -80	GSF-40	GGA-20 and GGA 40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, -5, -10	GSR	GGC
	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.
Structures, placement, replacement, repair, removal															
Placement of Structures for continued public safety, essential public services damaged during an emergency/disaster event	R	R	R		R	R				R	R	R	R	R	A
Removal/demolition of structures that are >=50 yrs old, including wells, septic tanks, and fuel tanks	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Removal/demolition of structures that are <50 yrs old, including wells, septic tanks, and fuel tanks	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Repair, maintenance, and operation of existing structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Road closure gates	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Culverts, existing, replace and/or expand	A		A		A										
Culverts, existing, replace and/or expand for ephemeral streams or ditches		A							A					A	
Private roads serving a residence	R														
Apply dust abatement products to non-paved road surfaces	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Construction or reconstruction of roads or modifications not in conjunction with agriculture/forest use or practices	R	R	R												
Personal use airports			C												

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



**NSA USE TABLE
COMMON PUBLIC OR OTHER USES**

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ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	
	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 Rec.	Gorge General Comm. Rec.	Gorge Special Public Res.	Gorge General Res.	Gorge Special Res.	Gorge General Comm.
Aggregate Uses															
Disposal sites managed and operated by the Oregon Department of Transportation or the Multnomah County Public Works Department	C	C	C	C											
Community services															
Community centers and meeting halls					C										
Community facilities and non-profit facilities related to forest/agriculture resource management		C		C											
Community parks and playgrounds													C	C	
Fire stations													C	C	
Government buildings															
Libraries															
Places of worship															
Schools															
Dwellings															
Agricultural labor housing	R	R	R	R											
Dwelling, cluster			C												E
Forest															
Towers and fire stations for forest fire protection	C	C	C												
Land divisions and lot line adjustments															
Land divisions					R					R			R		
Land divisions to facilitate efforts to protect and enhance scenic, cultural, natural or recreation resources						R									
Other															



**NSA Handout #2b:
Use Tables**



NSA Handout #2b: Use Tables

ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center GGRC	Open Space				Recreational			Residential		Commer- cial GGC
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA-40	GSA-40		GGO	GGO- GW	GGO- SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	
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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Emergency/disaster event actions	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Lights, outdoor	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Research and monitoring (air, weather, water, transportation, etc.) facilities, attached to structures, <=120 sf, <=12 ft high	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Recreation															
Recreation development	R		C		C								C		
Recreation, low intensity						R									
Recreation, public and commercial recreation, interpretive and educational developments and uses		C		C											
Recreation, publicly-owned, resource based										C		C			
Resource enhancement projects, scenic, cultural, recreation, and/or natural	R	R	R	R	R	R				R	R	R	R	R	
Structures or vegetation management activities for the purpose of wildlife, fisheries, or plant habitat enhancement projects		R													
Trails, public														R	
Trail reconstruction, <1,000 ft of re-route	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Signs															
signs other than allowed outright	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E

This table summarizes use descriptions from Multnomah County Code Chapter 38, Part 4. It is for general reference only.



NSA Handout #2b: Use Tables

ZONING DISTRICTS																
USES	Forest		Agricultural		Rural Center	Open Space					Recreational			Residential		Commer- cial
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO- GW	GGO- SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	GCG	
	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.	
Structures, placement, replacement, repair, removal																
Placement of Structures for continued public safety, essential public services damaged during an emergency/disaster event	R	R			R					R	R	R	R	R	R	A
Removal/demolition of structures that are >=50 yrs old, including wells, septic tanks, and fuel tanks	R	R	R	R	R					R	R	R	R	R	R	R
Removal/demolition of structures that are <50 yrs old, including wells, septic tanks, and fuel tanks	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Repair, maintenance, and operation of existing structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Transportation facilities																
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.		C		C												
Decommission non-paved roads	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Resurface/overlay existing paved roads, no width increase, no embankments toe disturbance, no new/changed structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A



NSA Handout #2b: Use Tables

ZONING DISTRICTS																
USES	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial	
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	GGC	
	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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Pave existing dirt and gravel roads, no increase to width, no disturbance of toe of adjacent embankments, slopes, or cut banks	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Road closure gates	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Culverts, existing, replace and/or expand	A	E	A		A	A	A	A	E	A			A		A	
Culverts, existing, replace and/or expand for ephemeral streams or ditches		A		A				A			A			A		
Guardrails, existing, extensions less than or equal to 50 feet in length and new guardrail ends for existing guardrails, with provisions	A	A	A	A	A	A	A	A	A	A	A		A	A	A	
Guardrails and guardrail ends, new (not jersey barriers), inside disturbed rights-of-way	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Guardrails and guardrail ends, new (not jersey barriers), and wire-strand and woven-wire access control fences, other than allowed outright	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
New raised pavement markers, guide posts, object markers, inlay markers, and pavement markings and striping	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

**NSA USE TABLE
COMMON PUBLIC OR OTHER USES**

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



**NSA Handout #2b:
Use Tables**

ZONING DISTRICTS															
USES	Forest		Agricultural		Rural Center	Open Space				Recreational			Residential		Commercial
	GGF-20, -40, -80	GSF-40	GGA-20 and GGA-40	GSA-40	GGRC	GGO	GGO-GW	GGO-SP	GSO	GG-PR	GG-CR	GS-PR	GGR-2, 5, -10	GSR	GGC
	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.
Private roads serving a residence	R														
Railroads, road construction or reconstruction		R		R							R		R (no railroads)	R	
Traffic detection devices, vehicle weighing devices, and signal boxes, replace existing, in-place/in-kind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Traffic detection devices, vehicle weighing devices, and signal boxes (not including signs), new, <=120 sf and <=12 ft high	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Bridges, replace the superstructure of <= 30-foot long <= 1,000 sf bridges	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Temporary asphalt/patch plants for public road projects	R		C	R											
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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Apply dust abatement products to non-paved road surfaces	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A



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	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.
Construction or reconstruction of roads or modifications not in conjunction with agriculture/forest use or practices	R	R	R												
Personal use airports			C												
Utility facilities															
New utility facilities														C	
Utility facilities, aboveground and overhead, Replace existing, aboveground and overhead utility facilities including towers, pole/tower-mounted equipment, cables and wires, anchors, pad-mounted 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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
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	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E

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Utility facilities, underground, replace or modify existing or co-locate new, located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Utility facilities, underground, replace or modify existing or co-locate new, located inside road, utility or railroad rights-of-way 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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
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	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E

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	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.
Utility facilities and railroads	R		C	C	C								C		C
Utility poles, existing, replacement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Utility facilities for public service		C										C			
Utility transmission, transportation, communication, and public works facilities										R	R				

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



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