



MULTNOMAH COUNTY
LAND USE &
TRANSPORTATION PROGRAM
1600 SE 190TH Ave, Suite 116
Portland OR 97233
Ph. 503.988.3043 Fax 503.988.3389
www.co.multnomah.or.us/landuse

**CFU Zone
Development
Standards Permit
Application
Form A, Type I**

PROPERTY

Address _____ Site Size _____
Township _____ Range _____ Section _____ Tax lot(s) _____

APPLICANT

Name _____ Phone _____
Mailing Address _____ Fax _____
City _____ State _____ Zipcode _____ E-mail _____

OWNER

Name _____ Phone _____
Mailing Address _____ Fax _____
City _____ State _____ Zipcode _____ E-mail _____

I authorize the applicant to make this application.

Property Owner Signature _____

Date _____

If no owner signature above, a letter of authorization from the owner is required. ☐

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

Instructions for applicants:

This form is for use in permitting development that does not require a land use decision and can be approved through application of clear and objective standards consistent with the County's Type 1 procedure. If your project is not listed in section A, B, or C, of Part II, the potential for impacts to forest resources is present and you will need to apply for a land use permit under the procedures for a Type 2 decision. To start that process, you will need to fill out CFU Development Standards Permit Application Form B.

The information you provide is needed to review your proposal under the Development Standards for Dwellings and Structures in Commercial Forest Use (CFU) zones. The responses and supporting documents you provide will be the basis for determining whether or not your application will be approved. Complete this form and include it along with the plans and other forms you are submitting for your building permit.

For Staff Use

Alt Acct. # _____

DATE
SUBMITTED _____

Related Case No. _____

Zoning _____

Open UR/ZV _____

rev. 9-2006

PART I: CFU DEVELOPMENT STANDARDS – REQUIRED DRAWINGS.

The check list below lists the information needed on the drawings that are required for the development described in Part II below. This information should also be shown on your building permit plans, along with any other site plan information required for a building permit. Note that all required drawings must be drawn to an even scale such as 1 inch = 20 feet or ¼ inch = 1 foot.

Provide a map of the property drawn to scale showing – all boxes must be checked:

- ☐ Boundaries, dimensions, and size of the subject parcel.
- ☐ Location and size of existing and proposed structures and additions.
- ☐ Contour lines and topographic features such as ravines or ridges.
- ☐ Location of natural drainageways, springs, seeps, and wetlands on the site.
- ☐ Proposed fill, grading, site contouring or other landform changes.
- ☐ Location and predominant species of existing vegetation on the parcel, areas where vegetation will be removed, and location and species of vegetation to be planted, including landscaped areas.
- ☐ Location and width of existing and proposed roads, driveways, culverts or bridges, parking and maneuvering areas, and service corridors and utilities.
- ☐ The location and size of any required Fire Safety Zone, see Part IV of this form.

Your plan needs to show the entire property with the features information listed above. You can include another detailed map of the development area at a larger scale to better show grading elevations or slope/contour lines, size of structures, or location of utilities.

PART II: DESCRIPTION OF PROPOSED DEVELOPMENT.

The purpose of the CFU Development Standards is to reduce fire hazard associated with dwellings and other structures in a forest environment, and to limit potential conflict between nonforest uses and forest management. The development listed on this form is allowed through a building permit (Type 1) review because the type of project is expected to be consistent with the purposes of the zone without needing to comply with standards that require exercise of discretion or legal analysis.

- A. Check the box next to the description of your project as listed in the categories below. If your project meets one of the descriptions below, the site plan must show the required Forest Practice Setbacks and Fire Safety Zone. A description of the Fire Safety Zone area requirements, and the setback dimensions is included in Part IV of this form.

- ☐ Expansion of 400 square feet or less additional ground coverage to an existing dwelling.
- ☐ Replacement or restoration of a dwelling that is within the same footprint of the original dwelling and includes less than 400 square feet of additional ground coverage.
- ☐ A temporary health hardship mobile home located within 100 feet of the existing dwelling.
- ☐ A temporary mobile home used during construction or reconstruction of a dwelling located within 100 feet of the dwelling under construction.

Go to Part IV and show on your site plan, the Forest Practice Setbacks and Fire Safety Zones that are listed for your project as described in Table 1. This, together with the information in Part I, completes your application. If your project is not described here, go to section B or C.

B. The projects in this section require that you demonstrate that the Building Code and Fire Protection Standards of Part III, Section 1 are satisfied in addition to meeting the requirements for the use as listed in Table 1 of Part IV. Check the box that describes your project. If your project is not listed here, go to section C.

- ☐ Expansion of more than 400 square feet additional ground coverage to an existing dwelling.
- ☐ Replacement or restoration of a dwelling that is within the same footprint of the original dwelling with more than 400 square feet of additional ground coverage.
- ☐ Accessory buildings located within 100 feet of the existing dwelling.

Go to Section I of Part III and show the information listed there on your building plans. Go to Part IV and show the Forest Practice Setbacks and Fire Safety Zones on your site plan. This, with the information in Part I, completes your application.

C. The three projects in this section must meet the CFU Development Standards that are listed for each project. These requirements are in Part III of this form. All three projects must also meet the Forest Practice Setbacks and Fire Safety Zone requirements for the use as listed in Table 1 of Part IV. Check the box that describes your project. Provide the information listed in the section that corresponds to the proposed development.

- ☐ Replacement or restoration of a dwelling that is not located within the footprint of the original dwelling but it is located where at least a portion of the replacement dwelling is within 100 feet of the original dwelling, subject to the Building Code and Fire Protection Standards in Part III, Section 1 below, and to the Private Road and Driveway Standards in Section 2.
- ☐ Accessory buildings located farther than 100 feet from the existing dwelling shall meet the Building Code and Fire Protection Standards in Section 1 and the Development Site Location Standards in Section 3 below.
- ☐ New dwellings and replacement dwellings greater than 100 feet from an existing dwelling, shall meet the standards in Part III, Sections 1, 2, 3, and 4 below.

Go to the sections listed for the project, and fill in any check boxes and show the required information on your building plans or site plan. Go to part IV, and show the Forest Practice Setbacks and Fire Safety Zones that are listed for your project as described in Table 1 on your site plan. This, together with the information in Part I, completes your application.

PART III. CFU ZONE DEVELOPMENT STANDARDS

Section 1. Building Code and Fire Protection Standards (MCC __.2061(C), .2261(C), .2461(C))

The standards of this section include special requirements for mobile homes. Those structures must meet all four listed requirements. Site built structures must meet 1, 3, and 4.

- (1) Comply with the standards of the applicable building code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;

- (2) If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;
- (3) Have a fire retardant roof; and
- (4) Have a spark arrester on each chimney.

Number 1 will be satisfied when a building permit is issued for your project. Show the area of the structure on your building plan if it is a mobile home, and indicate the type of roofing material and spark arrester on any chimney for all structures.

Section 2. Private Road and Driveway Standards (MCC__2061(E), .2261(E), 2461(E))

Check all of the standards that apply to your project. A private road (including approved easements) accessing two or more dwellings, a driveway accessing a single dwelling, a Forest Practices road that is utilized as a private road/driveway accessing a dwelling(s), or a new driveway constructed to access a replacement/restored dwelling, shall be designed, built, and maintained to:

- ☐ (1) Support a minimum gross vehicle weight (GVW) of 52,000 lbs. ☐ Written verification of compliance with the 52,000 lb. GVW standard from an Oregon Professional Engineer shall be provided for all bridges or culverts;
- (2) Provide an all-weather surface of at least 20 feet in width for a ☐ private road and 12 feet in width for a ☐ driveway;
- ☐ (3) Provide minimum curve radii of 48 feet or greater;
- ☐ (4) Provide an unobstructed vertical clearance of at least 13 feet 6 inches;
- (5) Provide grades not exceeding 8 percent, with a maximum of 12 percent on short segments, except as provided below (check (a) or (b) if applicable):
 - (a) Rural Fire Protection District No. 14 requires approval from the Fire Chief for grades exceeding 6 percent, ☐ and the Fire Chief has given approval;
 - (b) The maximum grade may be exceeded upon written approval from the fire protection service provider having responsibility, ☐ and the provider has given approval;
- ☐ (6) Provide a turnaround with a radius of 48 feet or greater at the end of any access exceeding 150 feet in length;
- (7) Provide for the safe and convenient passage of vehicles by the placement of (check one of the following):
 - ☐ Additional turnarounds at a maximum spacing of 500 feet along a private road; or
 - ☐ Turnouts measuring 20 feet by 40 feet along a driveway in excess of 200 feet in length at a maximum spacing of 1/2 the driveway length or 400 feet whichever is less.
- ☐ (8) An existing driveway currently being utilized by the habitable dwelling may be extended to a replacement dwelling without compliance with the roadway standards above. However,

nothing in this exemption removes the requirements under the county's Fire Apparatus means of Approach Standards contained in MCC 29.012.

Show the design of the access road on your site plan. Include with your building permit submittal, a written GVW verification by and engineer if required under # 1, and approval from the Fire District under # 5 if needed. The Fire District Access Review form must be included for projects that qualify under # 8.

Section 3. Development Site Location Standards (MCC __.2061(B), .2261(B), .2461(B))

The location standards in this section are intended to minimize conflict between residential use and forest management, and to support continued use of forest lands for the production of forest products and support of forest values generally. All of the standards apply to projects subject to this section.

- (a) To meet the Forest Practices Setback, the structure shall be located a minimum of 30-feet from a front property line adjacent to a county maintained road and 130-feet from all other property lines;
- (b) The structure shall be located in a cleared area of at least 10,000 square feet that meets the tree spacing standards of a primary fire safety zone;
- (c) The entirety of the development site is less than 30,000 square feet in total cleared area, not including the driveway;
- (d) The structure is sited within 300-feet of frontage on a public road and the driveway from the public road to the structure is a maximum of 500-feet in length;
- (e) The local Fire Protection District verifies that their fire apparatus are able to reach the structure using the proposed driveway.

Show the distances from proposed structures to property lines, size and location of cleared area that meets the primary fire safety zone description in Part IV, total cleared area, and driveway length on your site plan. Include a completed Fire District Access Form or other fire verification as applicable under Section 2.

The requirements below are intended to minimize risks associated with wildfire. Check the boxes that apply to your site. Show any pumping truck access road on your site plan.

- (a) The proposed dwelling will be located upon a tract within a fire protection district ☐ or the dwelling shall be provided with residential fire protection by contract ☐;
- (b) Access for a pumping fire truck to within 15 feet of any perennial water source of 4,000 gallons or more within 100 feet of the driveway or road on the lot. The access shall meet the driveway standards of MCC 33.2261(E) with permanent signs posted along the access route to indicate the location of the emergency water source ☐.

Section 4. Water Supply Standards (MCC __.2061(D), .2261(D), .2461(D))

The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class 1 stream as defined in the Forest Practices Rules.

- (1) If the water supply is unavailable from public sources, or sources located entirely on the property, the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.
- (2) Evidence of a domestic water supply means:
 - (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
 - (b) A water use permit issued by the Water Resources Department for the use described in the application; or
 - (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

If the water source is from a domestic well, you can complete the Water Certification Form yourself and attach the well constructor's report. If water is provided by a water district, ask the district to complete the form and submit it along with your other information. Provide a copy of an easement if the water line is on another property.

PART IV. FOREST PRACTICES SETBACKS & FIRE SAFETY ZONES

The **Forest Practices Setback** that is required for the project is shown in Table 1. Reductions to a Forest Practices Setback dimension shall only be allowed pursuant to approval of an adjustment or variance through a Type 2 process. Also note that the minimum forest practices setback requirement shall be increased where the setback abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional setback requirements in consultation with the Road Official.

The **Fire Safety Zone** consists of two areas; a Primary and a Secondary safety zone. The information below describes the requirements for each of the zones. The development projects where the safety zone is required to be established and maintained by the property owner are listed in Table 1.

(1) Primary Fire Safety Zone:

- (a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.
- (b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:

| Percent Slope | Distance In Feet |
|---------------|------------------|
|---------------|------------------|

| Percent Slope | Distance In Feet |
|----------------------|-------------------------|
| Less than 10 | No additional required |
| Less than 20 | 50 additional |
| Less than 25 | 75 additional |
| Less than 40 | 100 additional |

(c) The building site must have a slope less than 40 percent.

(2) Secondary Fire Safety Zone

A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District. The secondary fire safety zone required for any dwelling or structure may only be reduced through a Type 2 process under the Exception provisions.

Draw the Primary and Secondary Fire Safety Zones that meet the requirements of this section on your site plan. You will need to show the % slope in the Fire Safety Zone area on your plan. The zones must be drawn at the same scale as the site plan. As a condition of your permit, you are required to maintain the vegetation within the zones as described in this section. Indicate the distance between proposed structures and the property line. This distance must meet or exceed the Forest Practice Setback in Table 1.

Table 1

| Use | | Forest Practice Setbacks | | Fire Safety Zones |
|--|---|---|---------------------------|---|
| Description of use and location | Nonconforming Setbacks | Front Property Line Adjacent to County Maintained Road (feet) | All Other Setbacks (feet) | Fire Safety Zone Requirements (FSZ) |
| Replaced or restored dwelling in same location &/or less than 400 sq. ft. additional ground coverage; Alteration and maintenance of dwelling | May maintain current nonconforming setback(s) if less than 30 ft. to property line | 30 | 30 | Property owner is encouraged to establish Primary to the extent possible |
| Replaced or restored dwelling in same location & greater than 400 sq. ft. additional ground coverage; Alteration and maintenance of dwelling | May maintain current nonconforming setback(s) if less than 30 ft. to property line | 30 | 30 | Primary is required to the extent possible within the existing setbacks |
| At least a portion of the replaced or restored dwelling is within 100 ft. of existing dwelling | May maintain current nonconforming setback but shall increase to 30 ft. if less than 30 ft. | 30 | 30 | Primary required; Maintenance of vegetation in the Secondary is required to the extent possible |
| Replaced or restored dwelling over 100 ft. from existing dwelling | Meet current setback standards | 30 | 130 | Primary & Secondary required |
| At least a portion of the Temporary Health Hardship Dwelling is within 100 ft. of existing dwelling | N/A | 30 | 30 | Primary required |

| Use | | Forest Practice Setbacks | | Fire Safety Zones |
|--|---|---|---------------------------|---|
| Description of use and location | Nonconforming Setbacks | Front Property Line Adjacent to County Maintained Road (feet) | All Other Setbacks (feet) | Fire Safety Zone Requirements (FSZ) |
| Temporary Heath Hardship farther than 100 ft. from existing dwelling | N/A | 30 | 130 | Primary and Secondary required |
| At least a portion of the mobile home during construction or reconstruction of a residence is within 100 ft. of dwelling | N/A | 30 | 30 | Primary required |
| Mobile home during construction or reconstruction of a residence farther than 100 ft. of dwelling | N/A | 30 | 130 | Primary and Secondary required |
| Template Dwelling | N/A | 30 | 130 | Primary & Secondary required |
| Heritage Tract Dwelling | N/A | 30 | 130 | Primary & Secondary required |
| Large Acreage Dwelling | N/A | 30 | 130 | Primary & Secondary required |
| Accessory structures within 100 ft. of dwelling | N/A | 30 | 30 | Primary required |
| Other Accessory structures | N/A | 30 | 130 | Primary & Secondary required |
| Other Structures | N/A | 30 | 130 | Primary & Secondary required |
| Property Line Adjustment; Lot of Exception; Land Divisions. | May maintain current nonconforming setback to existing structures | 30 | 30 | On tracts with required Primary & Secondary FSZ as part of a land use decision, both shall be maintained. |

FOR STAFF USE ONLY

Date the application was submitted: _____

Date approved: _____

Staff member who accepted application: _____

Application is in conjunction with Building Permit: _____