



Code Section Tracker Table for Chapter 11.15

Notes:

1. 'Reconciled' means the section text is retained but the text has been reconciled with the same or similar sections from other plan areas. This differs from text that has been retained as is without changes.
2. The 'Deleted or Modified' column tracks those sections that have been either deleted or have had strike-outs or additions to the original text of the code section.
3. Because MCC 11.15 and MCC 11.45 are being repealed in favor of the new consolidated code – MCC 11.05 – which is 'Planning Authority' can be repealed in favor of consolidated code Part 1 (Admin and Procedures).
4. Because the 2016 Comp Plan has been adopted – it appears that MCC 11.10 is outdated and can be repealed.

Chpt. 11.15 – Urban Zoning Code Sections	Reconciled with equivalent sections? Yes = Y	Deleted Or Modified? D or M	New Chapter 39 Sections (if Applicable)	Notes
Definitions – Classifications etc.				
11.15.0005 – 0010: Definitions	Y	M	39.2000	Consolidated into Part 2 – Definitions – goal is to have all definitions in one place – with some exceptions. Some definitions are updated for clarity or in compliance with current statutes. Many definitions from 11.15 are deleted since they are no longer used (for example a definition for a use that is only allowed in a zone that no longer exists...). A few definitions are added for clarity (i.e. impervious).
11.15.1005 – Districts	Y		39.4000	Consolidated into Part 4 – Zoning Districts.
11.15.1010 – Zoning Map	Y		39.4005	Consolidated into Part 4 – Zoning Districts.
11.15.1015 – References to Other Sections of this Chapter		D		This section is no longer relevant as it speaks to the numbering system used in 11.15 which is going away.
EFU Zone		D		Deleted, because there is no more EFU in the Urban Plan Area, so there is no need to consolidate these sections into the new code.
11.15.2002 Purposes 11.15.2004 Area Affected 11.15.2005 Definitions 11.15.2006 Uses 11.15.2008 Primary Uses 11.15.2010 Uses Permitted Under Prescribed Conditions 11.15.2012 Conditional Uses 11.15.2014 Accessory Uses 11.15.2016 Dimensional Requirements 11.15.2017 Lot Line Adjustment 11.15.2018 Lot, Parcel and Tract Requirements 11.15.2020 Exceptions to Lot Size for Specific Uses 11.15.2026 Access 11.15.2032 Permit Expiration		D D D D D D D D D D D D D D D		Deleted, because there is no more EFU in the Urban Plan Area, so there is no need to consolidate these sections into the new code.

Chpt. 11.15 – Urban Zoning Code Sections	Reconciled with equivalent sections? Yes = Y	Deleted Or Modified? D or M	New Chapter 39 Sections (if Applicable)	Notes
CFU Zones	Y	M	39.4050 – 39.4155	Consolidated relevant sections into Part 4 – Zoning because CFU found on Govt. Island and CFU-3 applies in part of Bonneville. Generally made consistent with CFU in Rural Plan Areas since those have been kept up to date.
11.15.2042 Purposes	Y		39.4050	
11.15.2044 Area Affected			39.4055	
11.15.2045 Definitions			39.4060	
11.15.2046 Uses			39.4065	
11.15.2048 Uses Permitted Outright	Y		39.4070	
11.15.2049 Uses Permitted Under Prescribed Conditions	Y	M	39.4075	
11.15.2050 Conditional Uses	Y	M	39.4080	
11.15.2051 Large Acreage Dwelling	Y		39.4085	
11.15.2052 Template Dwellings	Y		39.4090	
11.15.2053 Use Compatibility Standards	Y		39.4100	
11.15.2054 Accessory Uses A. B. C. D.	Y Y Y Y		39.4070 (W) 39.4075 (F) 39.4070 (S) 39.4075 (L)	
11.15.2056 Temporary Uses A. B. C.	Y Y Y		39.4075 (C) 39.4075 (D) 39.4075 (E)	
11.15.2058 Dimensional Requirements	Y		39.4245	
11.15.2060 Lots of Exception	Y		39.4125	
11.15.2061 Lot Line Adjustment	Y		39.4130	
11.15.2062 Lot of Record			39.3010	
11.15.2064 Lot Size for Conditional Uses			39.4140	
11.15.2068 Access			39.4145	
11.15.2072 Right to Complete Single-Family Dwelling		D		No longer a needed provision. Not found in other CFU chapters. State statute spells out time to act on permits in Forest Lands.
11.15.2074 Development Standards for Dwellings and Structures	Y		39.4115	
11.15.2075 Exceptions to Secondary Fire Safety Zones and Forest Practices Setbacks	Y		39.4155	
Multiple Use Agriculture – 20 (MUA-20)		D		Deleted, because there is no more MUA-20 in the Urban Plan Area, so there is no need to consolidate these sections into the new code.
11.15.2122 Purposes 11.15.2124 Area Affected 11.15.2126 Uses 11.15.2128 Primary Uses 11.15.2130 Uses Permitted Under Prescribed Conditions 11.15.2132 Conditional Uses 11.15.2134 Accessory Uses		D D D D D D D		Deleted, because there is no more MUA-20 in the Urban Plan Area, so there is no need to consolidate these sections into the new code.

Chpt. 11.15 – Urban Zoning Code Sections	Reconciled with equivalent sections? Yes = Y	Deleted Or Modified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.2136 Temporary Uses 11.15.2138 Dimensional Requirements 11.15.2140 Lots of Exception and Property Line Adjustments 11.15.2142 Lot of Record 11.15.2144 Lot Sizes for Conditional Uses 11.15.2146 Off-Street Parking and Loading 11.15.2148 Access		D D D D D D D		
Multiple Use Forest			39.4700 – 39.4732	Keeping relevant parts because IGA with Portland implements County zoning on West Hayden Island.
11.15.2162 Purposes			39.4700	
11.15.2164 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2166 Uses		M	39.4702	
11.15.2168 Primary Uses			39.4705	
11.15.2170 Uses Permitted Under Prescribed Conditions			39.4707	
11.15.2172 Conditional Uses		M	39.4710	Modified by deleting ‘Houseboats and Houseboat Moorages’ from list of Conditional Uses , since these are no longer allowed outside of the Multnomah Channel.
11.15.2174 Accessory Uses			39.4712	
11.15.2176 Temporary Uses			39.4715	
11.15.2178 Dimensional Requirements			39.4717	
11.15.2180 Lots of Exception			39.4720	
11.15.2182 Lot of Record	Y		39.3150	Covered in Part 3 – LOR.
11.15.2184 Lot Sizes for Conditional Uses			39.4722	
11.15.2186 Off-Street Parking And Loading			39.4725	
11.15.2188 Access		M	39.4727	Updated to make consistent with text in rural area zones.
11.15.2192 Right To Complete Single-Family Dwelling			39.4730	
11.15.2194 Residential Use Development Standards			39.4732	
Rural Residential (RR)	Y	M	39.4350 – 39.4395	Consolidated relevant sections into Part 4 – Zoning - because RR applies in Pleasant Valley. Generally made consistent with RR in Rural Plan Areas since those have been kept up to date.
11.15.2202 Purposes			39.4350	
11.15.2204 Area Affected			39.4352	
11.15.2206 Uses		M	39.4355	
11.15.2208 Primary Uses	Y	M	39.4360	
11.15.2210 Uses Permitted Under Prescribed Conditions	Y	M	39.4365	
11.15.2212 Conditional Uses	Y		39.4370	
11.15.2214 Accessory Uses A. B. C. D. E.	Y Y Y Y	D	39.4360 (J) 39.4360 (F) 39.4360 (G) 39.4360 (H)	Deleted because parking doesn’t need to be a Review Use and Off-street parking code specifies that the requirements apply to all zones.
11.15.2216 Temporary Uses	Y		39.4415 (B)	

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.2218 Dimensional Requirements	Y	M	39.4375	
11.15.2220 Lots of Exception and Property Line Adjustments	Y		39.4380	
11.15.2222 Lot of Record			39.3090	
11.15.2224 Lot Sizes for Conditional Uses	Y	M	39.4385	
11.15.2226 Off-Street Parking and Loading			39.4390	
11.15.2228 Access		M	39.4395	
Rural Center (RC)	Y	M	39.4400 – 39.4445	Consolidated relevant sections into Part 4 – Zoning - because RC applies in Bonneville. Generally made consistent with RR in Rural Plan Areas since those have been kept up to date.
11.15.2242 Purpose			39.4400	
11.15.2244 Area Affected			39.4402	
11.15.2246 Uses		M	39.4405	
11.15.2248 Primary Uses	Y		39.4410	
11.15.2250 Uses Permitted Under Prescribed Conditions	Y		39.4415	
11.15.2252 Conditional Uses	Y		39.4420	
11.15.2254 Accessory Uses				
A.	Y		39.4410 (J)	
B.	Y		39.4415 (D)	
C.	Y		39.4410 (E)	
D.	Y		39.4410 (F)	
E.	Y		39.4410 (G)	
11.15.2256 Temporary Uses	Y		39.4415 (B)	
11.15.2258 Dimensional Requirements	Y		39.4425	
11.15.2260 Lots of Exception and Property Line Adjustments	Y		39.4430	
11.15.2262 Lot of Record			39.3100	
11.15.2264 Lot Sizes for Conditional Uses			39.4435	
11.15.2266 Off-Street Parking and Loading			39.4440	
11.15.2268 Access		M	39.4445	
Responses to Emergency/Disaster				Merged with identical MCC 33.0535.
11.15.2282 – Responses to Emergency/Disaster	Y		39.6900	Merged with identical MCC 33.0535.
Urban Future (UF) Districts General Provisions			39.4740 – 39.4746	Keeping Relevant Parts since UF-20 is administered by City of Gresham.
11.15.2352 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2354 Purposes			39.4740	
11.15.2356 Lot of Record	Y		39.3160	Consolidated into Part 3 – LOR.
11.15.2358 Access		M	39.4742	Updated to make consistent with text in rural area zones.
11.15.2360 Exceptions to Dimensional Requirements			39.4743	
11.15.2362 Off-Street Parking and Loading			39.4744	
11.15.2364 Signs			39.4745	
11.15.2366 Lot Sizes for Conditional Uses			39.4746	
11.15.2368 Provisions for Pre-Existing Uses		D		Deleting out of date provision that is now covered in Non-conforming uses section.
11.15.2370 Appeal of Administrative Decision		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
Urban Future - 20 (UF-20)			39.4750 – 39.4754	Keeping because UF-20 is administered by City of Gresham.
11.15.2382 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.2384 Uses			39.4750	
11.15.2386 Primary Uses			39.4751	
11.15.2388 Uses Permitted Under Prescribed Conditions			39.4752	
11.15.2390 Conditional Uses			39.4753	
11.15.2392 Dimensional Requirements			39.4754	
Urban Future – 10 (UF-10)		D		Deleted, because there is no more UF-10 in the Urban Plan Area, so there is no need to consolidate these sections into the new code.
11.15.2402 Area Affected 11.15.2404 Uses 11.15.2406 Primary Uses 11.15.2408 Uses Permitted Under Prescribed Conditions 11.15.2410 Conditional Uses 11.15.2412 Dimensional Requirements		D D D D D D		
Urban Low Density – General Provisions		D	39.4780 – 39.4786	
11. 15.2472 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2474 Purposes			39.4780	
11.15.2476 Lot of Record	Y		39.3140	Moved to Part 3 – LOR.
11.15.2478 Access		M	39.4781	
11.15.2480 Exceptions to Dimensional Requirements			39.4782	
11.15.2482 Off-Street Parking and Loading			39.4783	
11.15.2484 Signs			39.4784	
11.15.2486 Lot Sizes for Conditional Uses			39.4785	
11.15.2488 Provisions for Pre-Existing Uses		D		Deleting out of date provision that is now covered in Non-conforming uses section.
11.15.2490 Appeal of Administrative Decision		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.2492 Residential Development in Unsewered Urban Areas			39.4786	
Urban Low Density Residential District (LR-40)		D		Deleted, because there are no more LR-40 zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.2502 Area Affected 11.15.2504 Uses 11.15.2506 Primary Uses 11.15.2508 Uses Permitted Under Prescribed Conditions 11.15.2510 Conditional Uses 11.15.2512 Dimensional Requirements		D D D D D D		
Urban Low Density Residential (LR-30)		D		Deleted, because there are no more LR-30 zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.2522 Area Affected 11.15.2524 Uses 11.15.2526 Primary Uses 11.15.2528 Uses Permitted Under Prescribed Conditions 11.15.2530 Conditional Uses 11.15.2532 Dimensional Requirements		D D D D D D		
Urban Low Density Residential (LR-20)		D		Deleted, because there are no more LR-20 zoned properties because they have all been annexed.

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				There is no need to consolidate these sections into the new code.
11.15.2542 Area Affected 11.15.2544 Uses 11.15.2546 Primary Uses 11.15.2548 Uses Permitted Under Prescribed Conditions 11.15.2550 Conditional Uses 11.15.2552 Dimensional Requirements		D D D D D D		
Urban Low Density Residential (LR-10)			39.4870 – 39.4878	
11.15.2562 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2564 Uses		M	39.4870	
11.15.2566 Primary Uses			39.4872	
11.15.2568 Uses Permitted Under Prescribed Conditions			39.4874	
11.15.2570 Conditional Uses			39.4876	
11.15.2572 Dimensional Requirements			39.4878	
Urban Low Density Residential District (LR-7.5)		D		Deleted, because there are no more LR-7.5 zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.2582 Area Affected 11.15.2584 Uses 11.15.2586 Primary Uses 11.15.2588 Uses Permitted Under Prescribed Conditions 11.15.2590 Conditional Uses 11.15.2592 Dimensional Requirements		D D D D D D		
Urban Low Density Residential District (LR-7)			39.4850 – 39.4862	
11.15.2602 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2604 Uses		M	39.4850	
11.15.2606 Primary Uses			39.4852	
11.15.2608 Uses Permitted Under Prescribed Conditions			39.4854	
11.15.2610 Conditional Uses		M	39.4856	
11.15.2612 Multiplex Locational Requirements			39.4858	
11.15.2614 Two-Unit Dwelling Locational Requirements			39.4860	
11.15.2616 Dimensional Requirements			39.4862	
11.15.2618 Exception		D		Wilkes Community Plan is annexed, so this section no longer applies.
Urban Low Density Residential District (LR-5)			39.4820 – 39.4830	
11.15.2622 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2624 Uses		M	39.4820	
11.15.2626 Primary Uses			39.4822	
11.15.2628 Uses Permitted Under Prescribed Conditions			39.4824	
11.15.2630 Conditional Uses		M	39.4826	
11.15.2632 Multiplex Locational Requirements			39.4828	
11.15.2634 Dimensional Requirements			39.4830	
Urban Medium and High Density Residential District General Provisions (MHR/GP)			39.4900 - 4965	Keeping because there is one or more un-annexed properties between Gresham and Portland with the MR-4 designation.

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11.15.2684 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2686 Purposes			39.4900	
11.15.2688 Lot of Record	Y		39.3140	Moved to Part 3 – LOR.
11.15.2690 Access		M	39.4905	Consistent with rural area zones.
11.15.2692 Exceptions to Dimensional Requirements			39.4910	
11.15.2694 Off-Street Parking and Loading			39.4915	
11.15.2696 Signs			39.4920	
11.15.2698 Lot Sizes for Conditional Uses			39.4925	
11.15.2700 Single Family Dwelling Approval Criteria			39.4930	
11.15.2710 Business or Professional Office or Clinic Approval Criteria			39.4935	
11.15.2712 Business or Professional Office or Clinic Development Standards			39.4940	
11.15.2714 Limited Commercial Use Approval Criteria			39.4945	
11.15.2716 Limited Commercial Use Development Standards			39.4950	
11.15.2718 Provisions for Pre-Existing Uses		D		Deleting out of date provision that is now covered in Non-conforming uses section.
11.15.2719 Ambulance Service Substation as a Use Under Prescribed Conditions			39.4955	
11.15.2720 Design Review			39.4960	
11.15.2722 Appeal of Administrative Decision		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.2724 Residential Development in Unsewered Urban Areas			39.4965	
Urban Medium Density Residential (MR-4)			39.4970 – 39.4990	Keeping because there is one or more un-annexed properties between Gresham and Portland with the MR-4 designation.
11.15.2742 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.2744 Uses		M	39.4970	
11.15.2746 Primary Uses			39.4975	
11.15.2748 Uses Permitted Under Prescribed Conditions			39.4980	
11.15.2750 Conditional Uses			39.4985	
11.15.2752 Dimensional Requirements			39.4990	
Urban Medium Density Residential (MR-3)		D		Deleted, because there are no more MR-3 zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.2762 Area Affected		D		
11.15.2764 Uses		D		
11.15.2766 Primary Uses		D		
11.15.2768 Uses Permitted Under Prescribed Conditions		D		
11.15.2770 Conditional Uses		D		
11.15.2772 Dimensional Requirements		D		
Single Family Residential Districts		D		Deleted, because there are no more Single Family Residential zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.2822 Area Affected		D		
11.15.2832 Use (R-40 District)		D		
11.15.2834 Restrictions		D		
11.15.2836 Exceptions		D		

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
Urban Manufacturing General Provisions			39.4760 - 39.4775	Keeping this because LM zone still exists
11.15.5005 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.5010 Purposes			39.4760	
11.15.5015 Lot of Record	Y		39.3130	Moved to Part 3 – LOR.
11.15.5020 Access		M	39.4768	Updated to make consistent with text in rural area zones.
11.15.5025 Exceptions to Dimensional Requirements			39.4769	
11.15.5030 Lot Sizes for Conditional Uses			39.4770	
11.15.5035 Off-Street Parking and Loading			39.4771	
11.15.5040 Airport-Related and Other Commercial Use Approval Criteria			39.4772	
11.15.5045 Industrial Area Retail and General Commercial Use Approval Criteria			39.4773	
11.15.5050 Conditional Use of Land Reclassified from Urban Future to Urban Immediate			39.4774	
11.15.5055 Provisions for Pre-Existing Uses		D		Deleting out of date provision that is now covered in Non-conforming uses section.
11.15.5060 Design Review			39.4775	
11.15.5065 Appeal of Administrative Decision		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
Urban Light Manufacturing (LM)			39.4760 – 39.4767	Keeping this because LM zone still exists
11.15.5105 Purposes			39.4760	
11.15.5110 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 4 – Zoning Districts.
11.15.5115 Uses		M	39.4762	
11.15.5120 Primary Uses			39.4763	
11.15.5125 Uses Permitted Under Prescribed Conditions			39.4764	
11.15.5130 Conditional Uses			39.4765	
11.15.5135 Dimensional Requirements			39.4766	
11.15.5140 Landscaped Buffer Area			39.4767	
Urban General Manufacturing		D		Deleted, because there are no more Urban General Manufacturing zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.5205 Purposes		D		
11.15.5210 Area Affected		D		
11.15.5215 Uses		D		
11.15.5220 Primary Uses		D		
11.15.5225 Uses Permitted Under Prescribed Conditions		D		
11.15.5230 Conditional Uses		D		
11.15.5235 Dimensional Requirements		D		
11.15.5240 Landscaped Buffer Area		D		
Urban Heavy Manufacturing		D		Deleted, because there are no more Urban Heavy Manufacturing zoned properties because they have all been annexed. There is no need to consolidate these sections into the new code.
11.15.5305 Purposes		D		
11.15.5310 Area Affected		D		
11.15.5315 Uses		D		
11.15.5320 Primary Uses		D		

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11.15.5325 Uses Permitted Under Prescribed Conditions 11.15.5330 Conditional Uses 11.15.5335 Dimensional Requirements 11.15.5340 Landscaped Buffer Area		D D D D		
Special Districts				
11.15.6002 Classification of Special Districts		D		This section is deleted because it introduced special districts in 11.15 – the text of this intro is not needed in the consolidated code.
Airport Landing Field (LF)	Y		39.7050 – 39.7075	Consolidating text in 33.4010. – because text is exactly the same.
11.15.6050 Purposes 11.15.6052 Uses 11.15.6054 Primary Uses 11.15.6056 Conditional Uses 11.15.6058 Approval Criteria for an LF Conditional Use 11.15.6060 Development Limitations			39.7050 39.7055 39.7060 39.7065 39.7070 39.7075	Consolidating text in 33.4010. – because text is exactly the same.
Noise Impact			39.5200 – 39.5235	Keeping – Because this overlay still exists on Govt. Island (1N2E09 -00100 / R942090010 for example) and potentially on West Hayden Island and other places.
11.15.6070 Purposes	Y		39.5200	
11.15.6072 Area Affected		D		This is deleted because area affected is addressed at the beginning of Part 5 – Overlay and Special Districts
11.15.6074 Application			39.5205	
11.15.6076 Uses			39.5210	
11.15.6078 Performance Standard			39.5215	
11.15.6080 Noise Easement Required			39.5220	
11.15.6082 Disclosure Statement Required			39.5225	
11.15.6084 Appeals			39.5230	
11.15.6086 Review and Modification			39.5235	
Off-Street Parking and Loading			39.6500-39.6600	
11.15.6100 Purposes			39.6500	
11.15.6102 General Provisions			39.6505	
11.15.6104 O-P Classification		D		This is deleted because area affected is addressed at the beginning of Part 6 – Common Development Standards.
11.15.6106 Continuing Obligation			39.6510	
11.15.6108 Plan Required		M	39.6515	
11.15.6110 Use of Space			39.6520	
11.15.6112 Location of Parking and Loading Spaces			39.6525	
11.15.6114 Improvements Required			39.6530	
11.15.6116 Change of Use			39.6535	
11.15.6118 Joint Parking or Loading Facilities			39.6540	
11.15.6120 Existing Spaces			39.6545	
11.15.6122 Interpretation		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6124 Standards of Measurement			39.6550	

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11.15.6126 Design Standards: Scope	Y	M	39.6555	
11.15.6128 Access		M	39.6560	
11.15.6130 Dimensional Standards	Y	M	39.6565	
11.15.6132 Improvements	Y	M	39.6570	
11.15.6134 Lighting		D		Deleted because new Dark Sky standards cover this aspect of development.
11.15.6136 Signs			39.6575	
11.15.6138 Design Standards: Setbacks	Y	M	39.6580	
11.15.6140 Landscape and Screening Requirements			39.6585	
11.15.6142 Minimum Required Off-Street Parking Spaces			39.6590	
11.15.6144 Minimum Required Off-Street Loading Spaces			39.6595	
11.15.6146 Exceptions from Required Off-Street Parking or Loading Spaces	Y		39.6600	
11.15. 6148 Appeal of Administration Decision		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
Planned Development			39.5300 - 39.5350	
11.15.6200 Purposes			39.5300	
11.15.6201 Areas Affected	Y		39.5305	
11.15.6202 Procedure		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6204 Development Plan and Program Contents			39.5310	
11.15.6206 Criteria for Approval	Y		39.5315	
11.15.6208 Modifications and Conditions		D		Out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6210 Development Standards			39.5320	
11.15.6212 Minimum Site Size			39.5325	
11.15.6214 Relationship of the Planned Development to Environment			39.5330	
11.15.6216 Open Space			39.5335	
11.15.6218 Density Computation for Residential Developments			39.5340	
11.15.6220 Staging			39.5345	
11.15.6222 Permitted Uses	Y		39.5350	
11.15.6224 Changes and Modifications		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6226 Expiration of Planned Development Approval		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
Willamette River Greenway			39.5900 – 39.5940	
11.15.6350 Purposes			39.5900	
11.15.6352 Area Affected			39.5905	
11.15.6354 Uses – Greenway Permit Required			39.5910	
11.15.6356 Definitions		M	39.5915	
11.15.6358 Exceptions			39.5920	
11.15.6360 Greenway Permit Application			39.5925	
11.15.6362 WRG Permit - Required Findings			39.5930	
11.15.6364 Decision by Planning Director		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6366 Decision by Hearings Officer		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6368 Scope of Approval		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6370 Appeals		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.

Chpt. 11.15 – Urban Zoning Code Sections	Reconciled with equivalent sections? Yes = Y	Deleted Or Modified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.6372 Greenway Design Plan			39.5935	
11.15.6374 Notice to Department of Transportation		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6376 Significant Wetlands			39.5940	
Significant Environmental Concern			39.5500 – 39.5540	
11.15.6400 Purposes				
11.15.6401 Definitions		D		These definitions are now in Part 2- Definitions.
11.15.6402 Area Affected	Y		39.5505	
11.15.6404 Uses → SEC Permit Required	Y		39.5510	
11.15.6406 Exceptions	Y		39.5515	
11.15.6408 Application for SEC Permit	Y		39.5520	
11.15.6409 Applicable Approval Criteria	Y	M	39.5525	
11.15.6410 SEC Permit → Required Findings			39.5530	
11.15.6413 Existing Uses			39.5570	
11.15.6418 Scope of Conditions		M	39.5535	
11.15.6420 Criteria for Approval of SEC Permit			39.5540	
Significant Environmental Concern for Water Resources (SEC-wr)				
11.15.6423 General Requirements for Approval in Areas Designated as SEC-wr.	Y	M	39.5575	
11.15.6429 Criteria for Approval of SEC-WR Permit – Water Resource	Y	M	39.5800	
Heritage Preservation			39.5100 – 39.5110	
11.15.6500 Purposes			39.5100	
11.15.6502 General Findings and Policy		D		This section is not useful or needed in the code. It is somewhat confusing and could lead one to think they are supposed to be evaluating a standard. So, we choose to delete this subsection.
11.15.6504 Area Affected		M	39.5105	Deleted reference to HP2 and HP3, which no longer exist.
11.15.6506 Procedure to Establish an HP Subdistrict		M	39.5110	Section is now titled: Standards to Establish an HP Subdistrict. Deleted reference to HP2 and HP3 and updated references to current title of state agencies.
Heritage Preservation HP-1			39.5150 – 39.5170	
11.15.6510 Purposes		M	39.5150	
11.15.6512 Definition	Y		39.5155	
11.15.6514 Findings and Policy		D		This section is not useful or needed in the code.
11.15.6516 Uses			39.5160	
11.15.6518 HP-I Conditional Use Approval Criteria			39.5165	
11.15.6520 Appeals		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6522 Permits			39.5170	
Special Plan Area		D		
11.15.6600 Purposes		D		Delete – Special Plan Area 1 is now entirely annexed. Additionally, there does not appear to be any value in retaining standards for creating a Special Plan Area since we already have the ability to create zoning and overlays.
11.15.6602 Area Affected		D		
11.15.6604 Procedure to Establish an SPA Subdistrict		D		
Hillside Development and Erosion Control			39.5070 – 39.5095	
11.15.6700 Purposes	Y		39.5070	Nearly identical text in 11.15 to same provisions in Rural Area chapters. Changed references throughout from Hillside Development Permit to Geologic Hazard Permit.
11.15.6710 Permits Required			39.5075	
11.15.6715 Exempt Land Uses and Activities			39.5080	

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.6720 Application Information Required 11.15.6730 Grading and Erosion Control Permit Standards 11.15.6735 Hillside Development and Erosion Control Related Definitions			39.5085 39.5090 39.5095	
Protected Aggregate and Mineral Sites			39.5400 – 39.5445	
11.15.6750 Purposes 11.15.6755 Area Affected 11.15.6760 Exemptions 11.15.6765 Definitions 11.15.6770 PAM Overlay Special Subdistricts 11.15.6775 Procedure For Applying The PAM Subdistrict 11.15.6780 Extraction Area (PAM-EA) - Allowed Uses 11.15.6785 Impact Area (PAM-IA) - Allowed Uses 11.15.6790 Use Approval Criteria 11.15.6795 Termination of the Protected Aggregate and Mineral Resources Subdistrict	Y		39.5400 39.5405 39.5410 39.5415 39.5420 39.5425 39.5430 39.5435 39.5440 39.5445	Does not apply anywhere outside the West Hills, so only keeping the West Hills text with respect to these overlays.
Solar Access Provisions for New Development	M		39.4790 – 39.4813	
11.15.6805. Purpose	M		39.4790	
11.15.6810 Applicability		D		Deleting this subsection because inserted text in the above subsection says it better.
11.15.6815 Design Standard			39.4791	
11.15.6820 Exemptions from Design Standard			39.4792	
11.15.6822 Adjustments to Design Standard			39.4793	
11.15.6825 Protection from Future Shade			39.4794	
11.15.6828 Application			39.4795	
11.15.6830 Procedure			39.4796	
11.15.6832 Appeal and Review Procedures		D		Deleting because appeal procedures are already covered in Part 1.
11.15.6835 Solar Balance Point Provisions			39.4798	
11.15.6840 Applicability	M		39.4799	
11.15.6845 Solar Site Plan Required			39.4800	
11.15.6850 Maximum Shade Point Height Standard			39.4801	
11.15.6855 Exemption from the Maximum Shade Point Height Standard			39.4802	
11.15.6858 Adjustments to the Maximum Shade Point Height Standard			39.4803	
11.15.6860 Analysis of Allowed Shade on Solar Feature			39.4804	
11.15.6865 Solar Balance Point			39.4805	
11.15.6868 Yard Setback Adjustment	M		39.4806	
11.15.6870 Review Process			39.4807	
11.15.6875 Solar Access Permit Provisions			39.4808	
11.15.6878 Applicability	M		39.4809	
11.15.6880 Approval Standards for a Solar Access Permit			39.4810	
11.15.6885 Duties Created by Solar Access Permit			39.4811	
11.15.6888 Application Contents			39.4812	
11.15.6890 Application Review Process		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.6892 Permit Enforcement Process		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6895 Expiration and Extension of a Solar Access Permit		D		Deleting out of date provision that is now covered in Part 1 – Administrative Procedures.
11.15.6899 Definitions			39.4813	
Community Service			39.7500 – 39.7525	
11.15.7005 Purpose	Y		39.7500	
11.15.7010 General Provisions	Y		39.7505	
11.15.7015 Approval Criteria	Y		39.7515	
11.15.7020 Uses	Y		39.7520	
11.15.7022 Limited Alternative Uses of Surplus Public School Space	Y	M	39.7650	Modified in favor of Rural zone language that was updated.
11.15.7025 Restrictions	Y		39.7525	
Bus Passenger Shelters				Moved to Part 8 – Supplementary Regulations
11.15.7030 Bus Passenger Shelters			39.8400	Moved to Part 8 – Supplementary Regulations
Radio and Television Transmission Towers			39.7550 – 39.7575	
11.15.7035 Radio and Television Transmission Towers.	Y		39.7550/.7555/.7560/.7565/.7570/.7575	This section was broken down into multiple sections in the rural zones.
11.15.7040 Pre-existing Communication Facilities.		D		This section was repealed in the rural zones and presumably should have been repealed in 11.15.
11.15.7041 Pending Applications.		D		There are no pending applications from pre-1982.
Regional Sanitary Landfills			39.7600 – 39.7625	
11.15.7045 Regional Sanitary Landfills -- Definitions			39.7600	
11.15.7050 Board Findings -- The Board Finds:		D		This section is not useful or needed in the code.
11.15.7055 Purpose			39.7605	
11.15.7060 Application Requirements	Y		39.7610	
11.15.7065 Criteria for Approval			39.7315	
11.15.7070 Conditions			39.7620	
11.15.7072 Limitations on Application of Ordinance			39.7625	
Conditional Uses			39.7000 – 39.7035	
11.15.7105 Purposes			39.7000	
11.15.7110 General Provisions	Y		39.7005	
11.15.7115 Conditions and Restrictions		M	39.7010 and 39.7510	A variation of this section was also added to Community Services
11.15.7120 Conditional Use Approval Criteria	Y		39.7015	
11.15.7125 Design Review			39.7025	
11.15.7130 Conditional Use Permit			39.7035	
11.15.7127 Design Review Exemption	Y		39.7030	
11.15.7135 Suspension or Revocation of Conditional Use Permit		D		These procedures are found in Part 1 – Administration and Procedures and are not needed.
11.15.7140 Conditional Uses Permitted		D		Unnecessary text, which is why it probably was not included in Chapter 36. This is already spelled out in Part 1 – Administration and Procedures
Animal Keeping-Dogs CU			39.7100 – 39.7130	
11.15.7205 Uses			39.7100	
11.15.7210 Location Requirements	Y		39.7105	
11.15.7215 Minimum Site Size Requirements			39.7110	
11.15.7220 Minimum Setback Requirements	Y		39.7115	
11.15.7230 Other Requirements			39.7120	

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.7235 Other Approvals			39.7125	
11.15.7240 Exemptions			39.7130	
Mineral Extraction CU			39.7300 – 39.7330	
11.15.7315 Purposes			39.7300	
11.15.7310 Board Findings		D	39.7305	This section is not useful or needed in the code.
11.15.7322 Exceptions			39.7310	
11.15.7325 Criteria for Approval			39.7315	
11.15.7331 Site Reclamation			39.7320	
11.15.7332 Monitoring			39.7325	
11.15.7335 Existing Operations			39.7330	
Large Fills - CU			39.7200 - 39.7220	
11.15.7350 Purposes	Y		39.7200	
11.15.7355 Excluded Areas	Y		39.7205	
11.15.7360 Application Information Required			39.7210	
11.15.7365 Criteria for Approval	Y		39.7215	
11.15.7370 Monitoring			39.7220	
Storage of Motor Vehicles of Special Interest CU			39.7350 – 39.7365	
11.15.7405 Definitions			39.7350	
11.15.7410 Uses			39.7355	
11.15.7415 Approval Criteria			39.7360	
11.15.7420 Conditions and Restrictions			39.7365	
Home Occupations CU			39.7400 – 39.7410	
11.15.7455 Definitions	Y	D		Definitions section has been deleted from the rural zones.
11.15.7460 Purposes	Y		39.7400	
11.15.7465 Criteria for Approval	Y		39.7405	
Waterfront Uses CU			39.7800 – 39.7810	
11.15.7505 Houseboats and Houseboat Moorage		M	39.7800	Strikeouts and additions bring this section in line with the SIMC Plan and Comp Plan Policy 10.11. Note that that these changes do not fully implement the Comp Plan Policies with respect to Moorages and Marinas – these changes add policy language to the standards. Later updates will require a more a separate planning process.
11.15.7510 Density		D		Because new floating home moorages are no longer allowed, this density provision is no longer applicable.
11.15.7520 Parking			39.7805	
11.15.7525 Other Requirements			39.7810	
Mobile Homes and Mobile Home Parks			39.8600 – 39.8610	
11.15.7705 Development Standards for Mobile Homes on Individual Lots Within Urban Districts			39.8600	
11.15.7710 Mobile Home Park Approval Criteria			39.8605	
11.15.7715 Mobile Home Park Development Standards			39.8610	
Design Review			39.8000 – 39.8050	
11.15.7805 Purposes			39.8000	

Chpt. 11.15 – Urban Zoning Code Sections	Reconciled with equivalent sections? Yes = Y	Deleted Or Modified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.7810 Elements of Design Review Plan			39.8005	
11.15.7815 Design Review Plan Approval Required			39.8010	
11.15.7817 Exceptions	Y		39.8015	
11.15.7820 Application of Regulations	Y		39.8020	
11.15.7825 Compliance		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.7830 Design Review Plan Contents and Procedure	Y		39.8025	
11.15.7835 Action on Preliminary Design Review Plan		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.7840 Final Design Review Plan	Y		39.8030	
11.15.7845 Decision on Final Design Review Plan		D		These procedures are found in Part 1 – Administration and Procedures.
11.15.7850 Design Review Criteria			39.8040	
11.15.7855 Required Minimum Standards	Y		39.8045	
11.15.7860 Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements			39.8050	
11.15.7865 Appeal to Hearings Officer		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.7870 Expiration of Approval		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
Signs			39.6700 – 39.6820	
11.15.7902 Purpose	Y		39.6700	
11.15.7904 Applicability and Scope			39.6705	
11.15.7906 Conformance			39.6710	
11.15.7908 Severability			39.6715	
11.15.7912 Exempt Signs			39.6720	
11.15.7914 Prohibited Signs			39.6725	
11.15.7916 Determination of Frontages			39.6730	
11.15.7918 Non-Conforming Signs		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.7920 Variances			39.6735	
11.15.7930 Base Zone Sign Regulations	Y		39.6740	
11.15.7932 Signs Generally in GC, EC, LM, GM, HM, C-2, M-4, M-3, M-2, and M-1 Zones	Y		39.6750	
11.15.7934 Signs Generally in LC, NC, SC, C-4, and C-3 Zones	Y		39.6755	
11.15.7936 Signs Generally in the TLC, TNC, TGC, TO, AND TLM Zones		D		The referenced zones no longer exist.
11.15.7938 Signs Generally in the BPO Zone and for Office and Commercial Uses in the MR-4, MR-3, HR-2, HR-1, A-2, A-1-B, TMR, and THR Zones and for Uses Permitted Under Prescribed Conditions in the LC, NC, GC, EC and SC Zones	Y		39.6760	
11.15.7940 Signs Generally in the MR-4, MR-3, HR-2, HR-1, A-2, A-1-B, TMR and THR Zones	Y		39.6765	
11.15.7942 Signs Generally in the EFU, CFU, MUA-20, MUF, RR, RC, SR, UF-20 and UF-10 ZONES and for Community Service Uses and Conditional Uses in the LR-40, LR-30, LR-20, LR-10, LR-7.5, LR-7, LR-5, R-40, R-30, R-20, R-10, R-7, R-4, and TLR-5 Zones	Y	M	39.6745	Added the word ‘maximum’ after the words ‘eighteen square’ feet for clarity.
11.15.7952 Billboard Regulations	Y		39.6770	

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.7962 Applicability			39.6775	
11.15.7964 Sign Placement			39.6780	
11.15.7966 Fascia Signs	Y		39.6785	
11.15.7968 Projecting Signs			39.6790	
11.15.7970 Flush Pitched Roof Signs			39.6795	
11.15.7972 Marquees and Awnings			39.6800	
11.15.7974 Directional Signs			39.6805	
11.15.7976 Temporary Signs			39.6810	
11.15.7982 Sign Related Definitions			39.6820	
Planning Director				
11.15.8005 Planning Director	Y		39.1700	
11.15.8010 Enforcement			39.1705	
Hearings Officer				
11.15.8105 Establishment		M	39.1800	
11.15.8110 Appointment		D		Deleted in favor of revisions to the preceding subsection.
11.15.8115 Powers and Duties		D		
11.15.8120 Hearings – Notices		D		
11.15.8125 Rules of Procedure		D		
11.15.8130 Coordination		D		
11.15.8135 Enforcement Proceedings		D		Already deleted by Ord. 905
Action Proceedings		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.8205 Definition		D		
11.15.8210 Initiation		D		
11.15.8215 Pre-Initiation Conference		D		
11.15.8220 Notice of Hearing – Contents		D		
11.15.8225 Parties		D		
11.15.8230 Hearings		D		
11.15.8235 Findings of Fact – Conclusions		D		
11.15.8240 Decisions		D		
11.15.8245 Record of Proceeding		D		
11.15.8250 Ex Parte Contact		D		
11.15.8255 Notice of Decisions to Board		D		
11.15.8260 Notice of Review		D		
11.15.8265 Board Order for Review		D		
11.15.8270 Scope of Review		D		
11.15.8275 Notice of Board Hearing		D		
11.15.8280 Board Decision		D		
11.15.8290 Appeal of Administrative Decision by the Planning Director		D		
11.15.8295 Procedure on Appeal		D		
Amendments		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.

Chpt. 11.15 – Urban Zoning Code Sections	Reconcil- ed with equival- ent sec- tions? Yes = Y	Delet- ed Or Mod- ified? D or M	New Chapter 39 Sections (if Applicable)	Notes
11.15.8405 Initiation 11.15.8410 Procedure and Notice 11.15.8415 Planning Commission Recommendation 11.15.8420 Board Procedure and Notice		D D D D		
Variances		D		Deleted in favor of using Adjustments and Variances in 33.7600 et. seq., which is less onerous, simpler and working well.
11.15.8505 Variance Approval Criteria 11.15.8510 Landing Field Height Limitation 11.15.8515 Variance Classification 11.15.8520 Notice of Denial 11.15.8525 Hillside Residential Variances by Administrative Action		D D D D D		
Permits and Certificates		D		Deleted because these subsections are already covered and more up to date in parts of existing Chapt. 29 and the rural area plan chapters.
11.15.8705 Temporary Permits 11.15.8710 Temporary Health Hardship Permit 11.15.8715 Land Use Permits 11.15.8720 Historical Structures and Sites Permits 11.15.8725 Certificate of Occupancy		D D D D D		
Non-Conforming Uses		D		Deleted in favor of keeping updated version of NC Uses from rural chapters. Note that Replacement due to disaster etc. is no longer subject to NC review in rural chapters – they are thus less onerous than the urban code version.
11.15.8800 Nonconforming Uses 11.15.8805 Restoration or Replacement Due to Fire, other Casualty or Natural Disaster 11.15.8810 Alteration, Expansion or Replacement of Nonconforming Uses 11.15.8815 Verification of Nonconforming Use Status		D D D D		
Fees		D		These procedures are found in Part 1 – Administration and Procedures and are not needed here.
11.15.9005 Fees 11.15.9030 Rescheduling of Hearing 11.15.9035 Fractions of an Acre 11.15.9040 Application of Fee Schedule		D D D D		
Marijuana Business				
11.15.9105 Marijuana Business			39.8500	
Dark Sky Lighting Standards				
11.15.9205 Dark Sky Lighting Standards			39.6850	