

Multnomah County Code Update Project

Planning Commission Meeting

May 4, 2026



Presentation Agenda

- Project Update
- Code Amendment Presentation & Discussion
- Next Steps
- Questions & Discussion

Project Team



County Staff Team

- Megan Gibb, Land Use Planning Director
- Kevin Cook, Principal Planner
- Alexandra Howard, Land Use Deputy Director



Consulting Team (MIG)

- Matt Hastie
- Carrie Brennecke
- Cathy Corliss

Project Background

Project Goals

- Update and modernize the Zoning Code
- Make the code consistent with County policy priorities
 - Promote affordable housing, social equity, climate resiliency, and customer service
- Ensure housing related provisions are Clear & Objective (C&O) and comply with State legal requirements

Funded with County and State Grant Funding

Overall Process

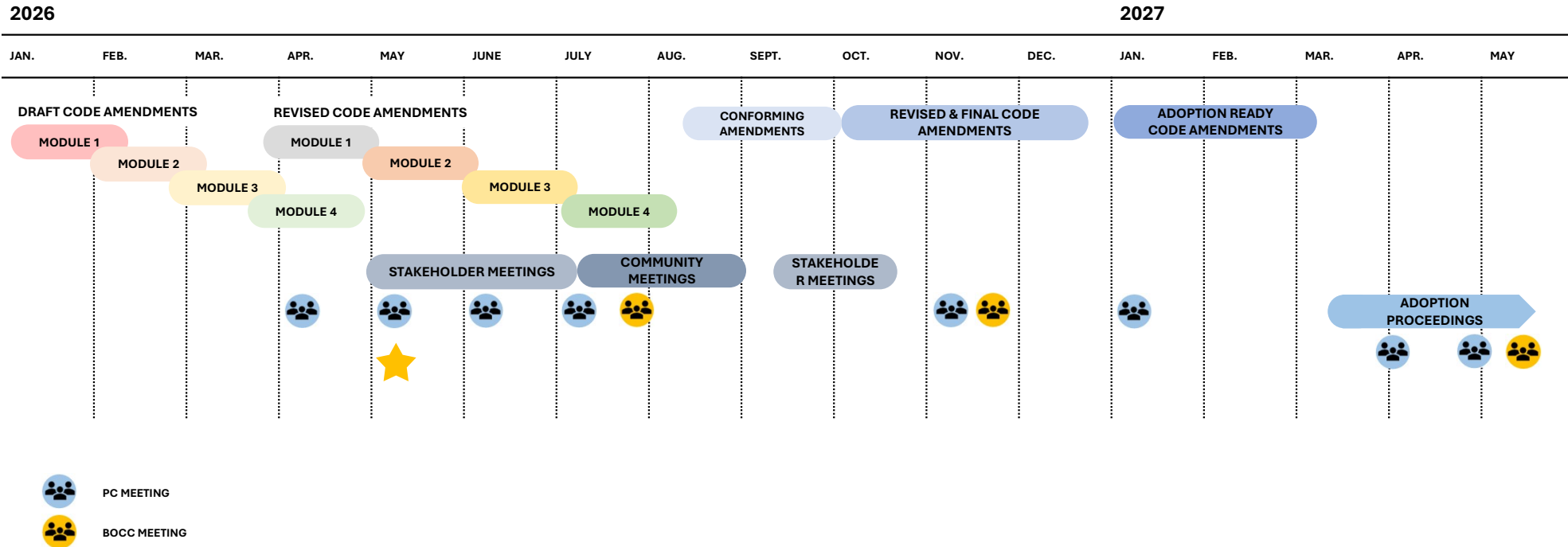
Code Audit

Policy Options
& Direction

Code Rewrite

Adoption

Current Project Schedule – Phases 3-4



Note: Updates to the Zoning Code are being prepared in four different parts, or "Modules." The first three modules will address specific topics or chapters in the Code. The fourth module will include additional needed changes to ensure consistency and clarity throughout the Code.

Tasks Completed to Date

- ✓ All Phase 1 and 2 Activities
- ✓ Phase 3 Scoping & Initiation
- ✓ Project Webpage Updates
- ✓ Module 1 Code Concepts
- Module 2 Code Concepts
- Module 3 Code Amendments

Tonight's Focus: Module 2 Key Issues

Part 4: Base Zones

- Use Tables
- Accessory Dwelling Units
- Duplexes/Two-Unit Dwellings
- Short-Term Rentals

Part 6: Common Standards

- Sign Code
- Location of Ground Disturbance Regulations
- Off-Street Parking Requirements

Discussion Topics – Part 4 Base Zones

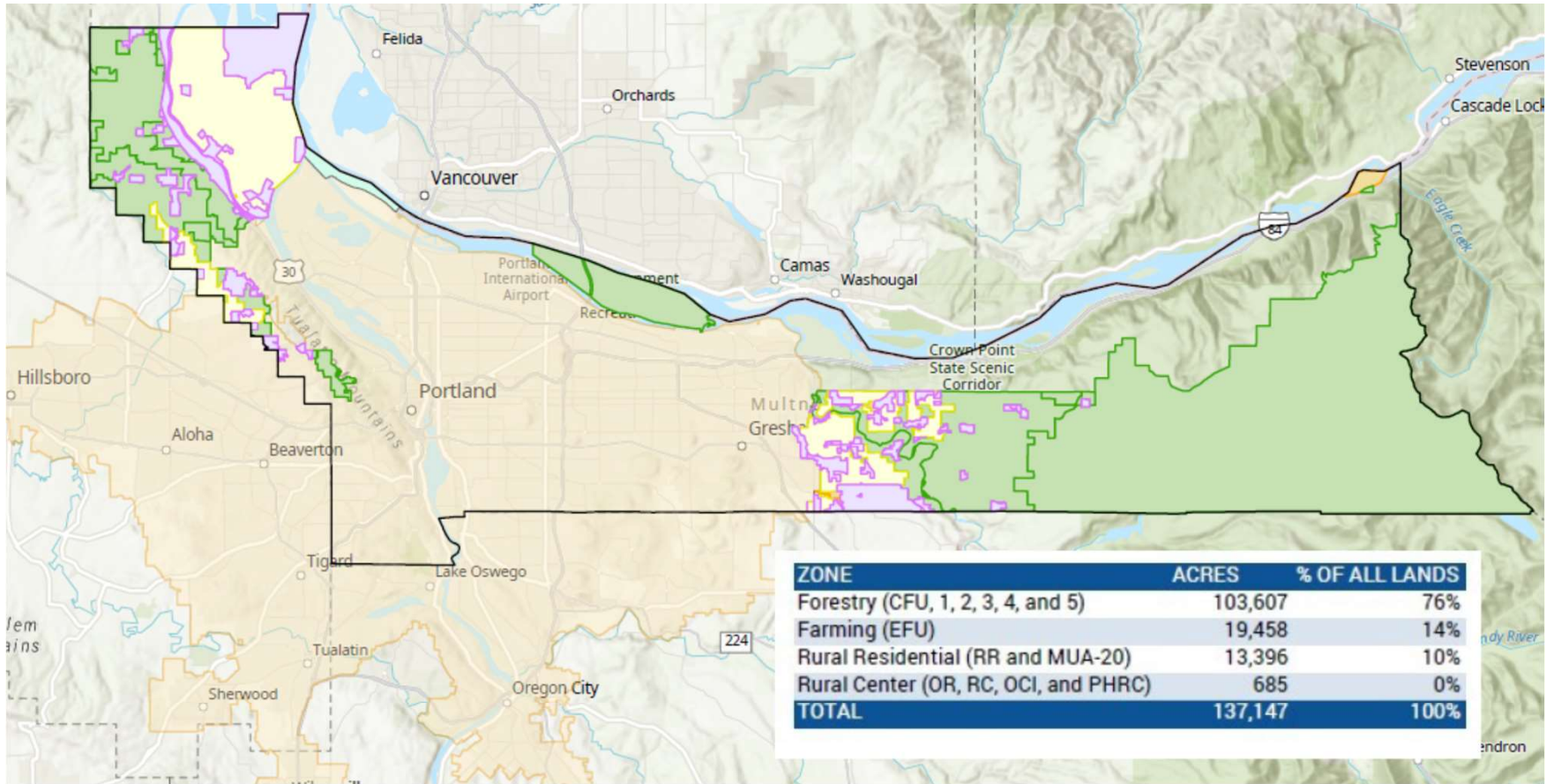
- Issue: Creation of Use Tables for Selected Base Zones ([Organizational Change](#))
- Recommendation:
 - *Create use tables for selected zones that lend themselves to this approach*
 - *Non-resource residential base zones (MUA-20 and RR)*
 - *Urban residential base zones (LR-5, LR-7, LR-10 and MR-4).*
 - *Continue to use a narrative list to describe allowed, review and conditional uses in all other zones with very specific detailed uses that don't lend themselves to tables.*

<u>Use</u>	<u>LR-5</u>	<u>LR-7</u>	<u>LR-10</u>	<u>MR-4</u>	<u>Subject to</u>
<u>Dwellings, including:</u>					
<u>Single-unit detached dwellings</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>39.4822</u>
<u>Manufactured dwellings</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>39.4822, 39.8600</u>
<u>Two-unit dwellings/Duplex</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>39.4822</u>

Discussion Topics – Part 4 Base Zones

- Issue: Accessory dwelling units (ADUs) (**Policy Question**)
- Recommendation:
 - Ensure all zones with land inside the UGB allow ADUs on land inside the UGB per state law.
 - Consider allowing ADUs in the MUA, MUF, RR, and Rural Center zones outside the UGB.



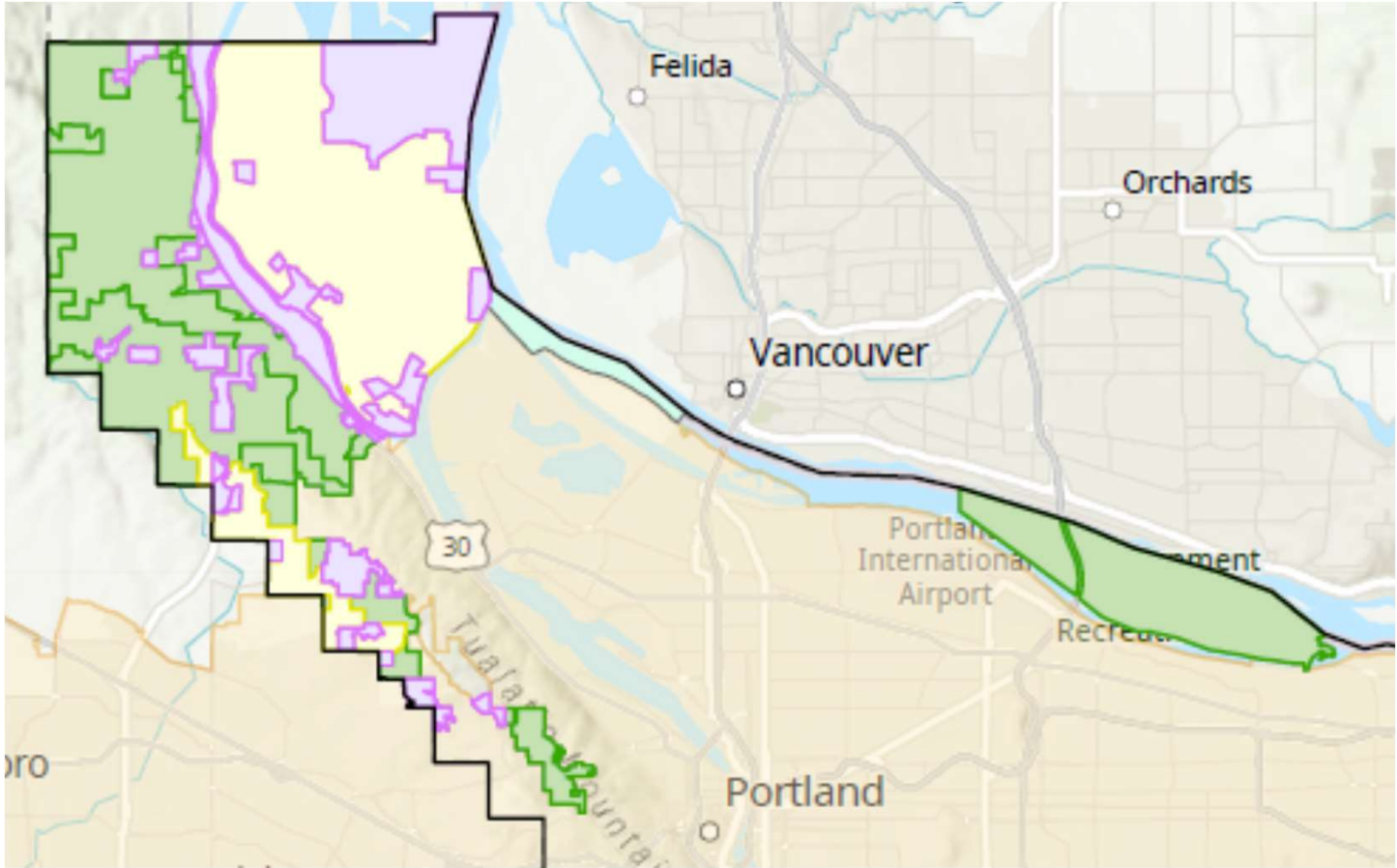


Multnomah County Rural Planning Zones Outside the Urban Growth Boundary

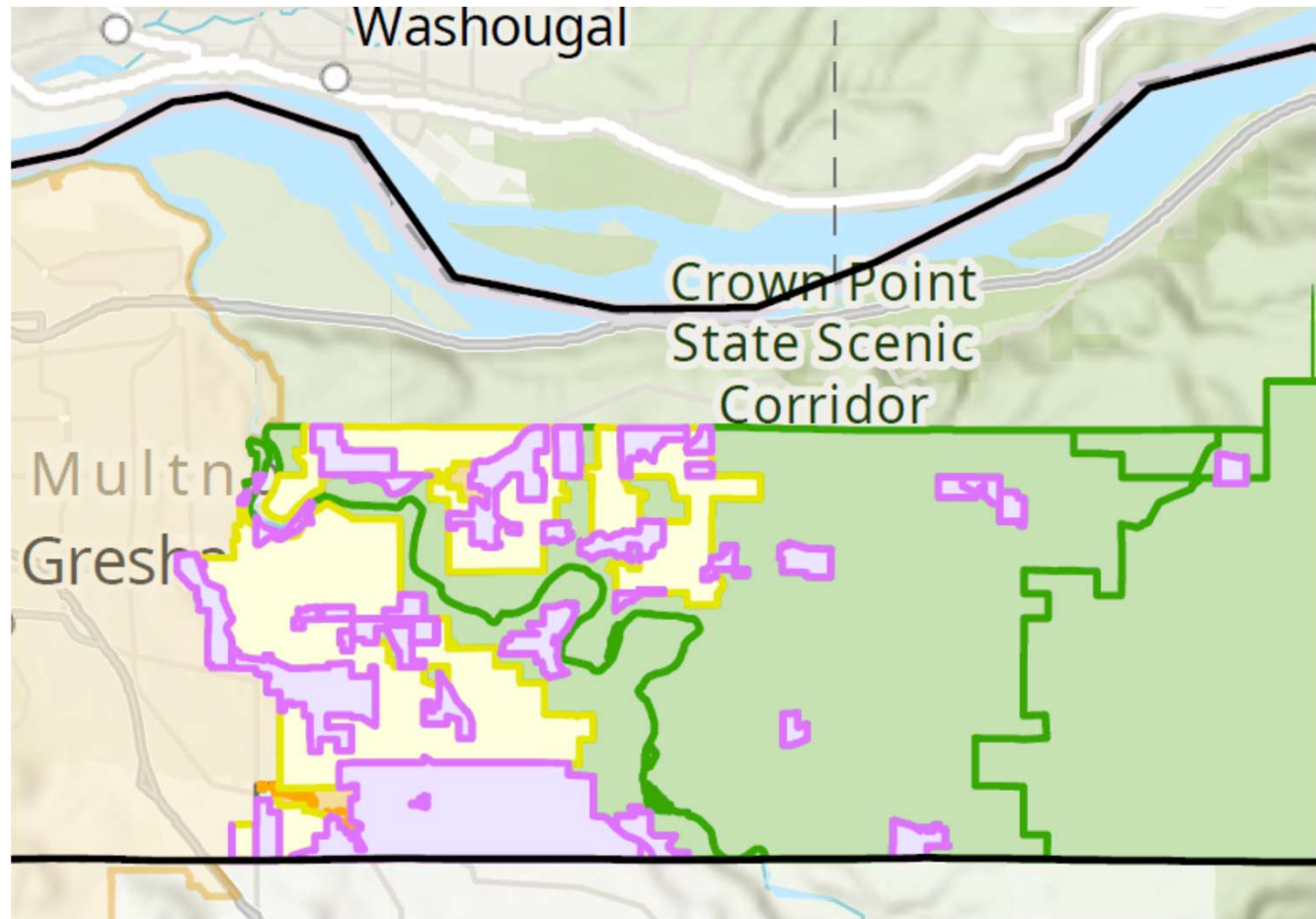
- Rural Residential (RR, MUA-20)
- Farming (EFU)
- Forestry (CFU, 1, 2, 3, 4, 5)
- Rural Center (OR, RC, OCI, PHRC)
- Urban Growth Boundary
- County Boundary



West County



East County



Discussion Topics – Part 4 Base Zones

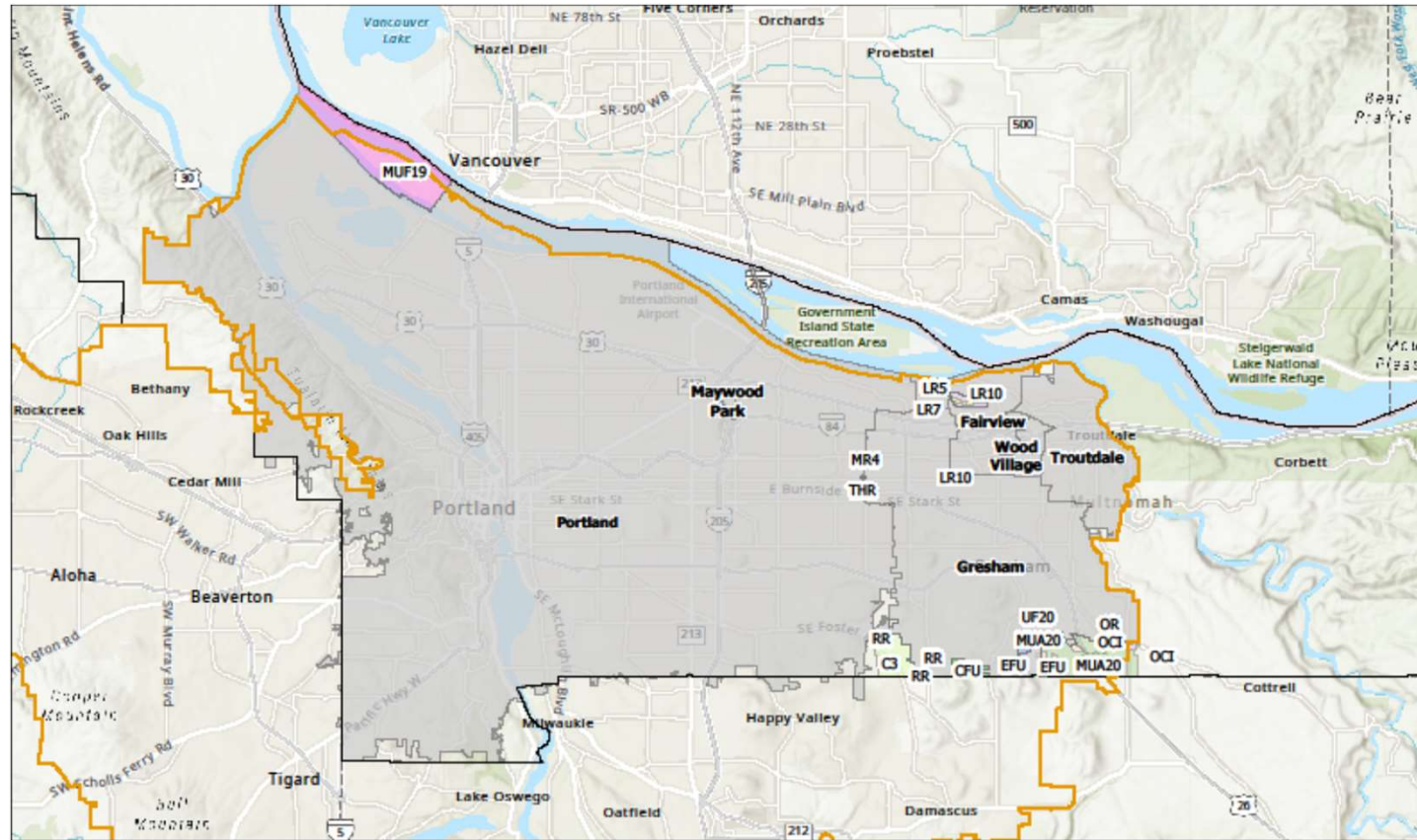
- Issue: Two-unit dwellings (**Policy Question**)
- Recommendation:
 - *Allow duplexes in the UGB as required by state law such as the LR and MR zones.*
 - *Do not allow duplexes in residential or other zones outside the UGB such as Rural Centers.*



Inside the UGB

Most of the lands inside the Portland Metro UGB and in Multnomah County are incorporated into cities.

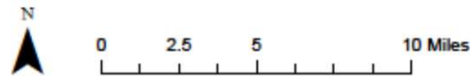
Though there are County zoned areas within the UGB.



Multnomah County UGB

Legend

- Urban Growth Boundary
- Multnomah County Boundary
- City Limits



Discussion Topics – Part 4 Base Zones

- Issue: Prohibition on ADUs as short-term rentals (**Policy Question**)
- Recommendation:
 - ADUs are currently prohibited from being short-term rentals in all zones where they are allowed. Continue to implement this policy.
 - Consider revisiting this policy in the future if resources are available for regulation and enforcement.



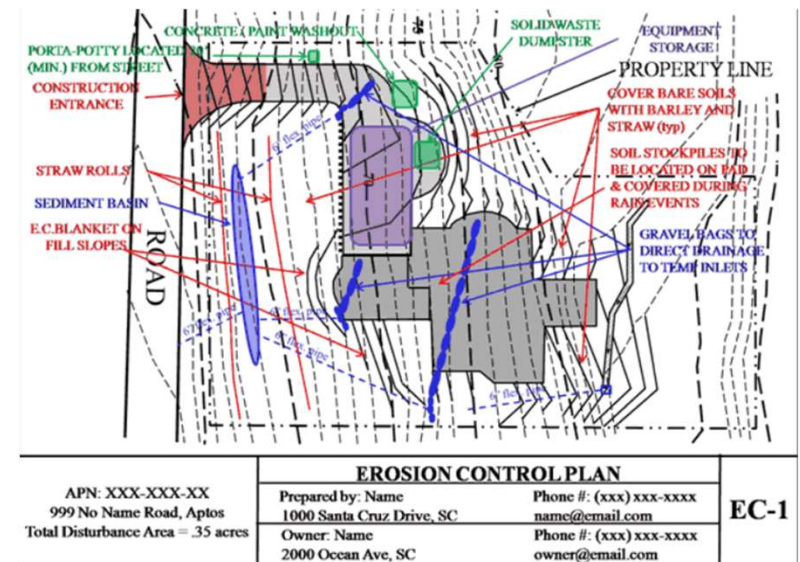
Discussion Topics – Part 6 Common Development Standards

- Issue: Sign Code Updates
(Policy Question)
- Recommendation:
 - Investigate other counties' best practices.
 - If a similar, relevant, effective example is found, replace the County's provisions with those provisions.
 - If a good example is not found, do not update this section



Discussion Topics – Part 6 Common Development Standards

- Issue: Moving selected topics to other County Code Chapters ([Organizational Change](#))
- Recommendation:
 - Move ‘Ground Disturbing Activity Permits’, which are not Land Use Decisions, from Chapter 39 (Zoning Code) to Chapter 29 (Building Regulations).
 - The Minimal Impact Project Permit, Erosion and Sediment Control permit (ESC) are Type I standards-based reviews that are similar to grading permits.



Discussion Topics – Part 6 Common Development Standards

- Issue: Off-Street Parking Requirements (**Policy Question**)
- Recommendation:
 - Apply off-street parking requirements in urban areas which are similar to the TGM Model Code standards.
 - Update off-street parking requirements for rural areas to ensure they are consistent with the rural context of development and allow for flexibility in determining parking needs.
 - Update surfacing, landscaping, and other design standards for parking in rural areas to ensure they are consistent with the rural context of development.

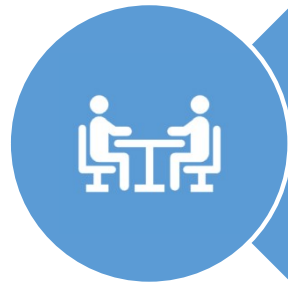
Next Steps



**PREPARE CODE UPDATE
MODULES 3 – 4 & REVIEW WITH
STAFF**



**CONDUCT PC WORK SESSIONS
FOR MODULES 3 AND 4**



**PLAN FOR AND CONDUCT
STAKEHOLDER MEETINGS**


Next Steps – Stakeholder & Community Outreach

Stakeholder Meetings

- Reconvene Phase 1+2 Stakeholders
- Discuss Approach to Priority Recommendations
- Use Results to Inform Community Meetings and Refine Code Amendments
- Conduct and Summarize in June

Community Engagement

- Hold Community Meetings (similar to Phases 1+2)
- Update People on Work to Date
- Ask for Opinions Related to Priority Recommendations
- Conduct and Summarize in August & September



Additional Questions and Discussion

Project Contact Info

Kevin Cook, Principal Planner

kevin.c.cook@multco.us

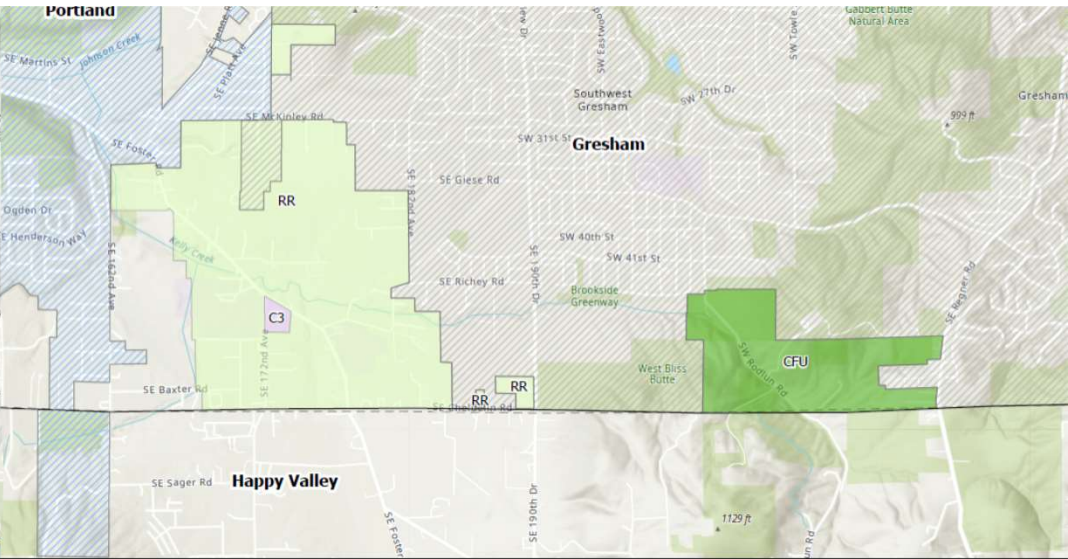
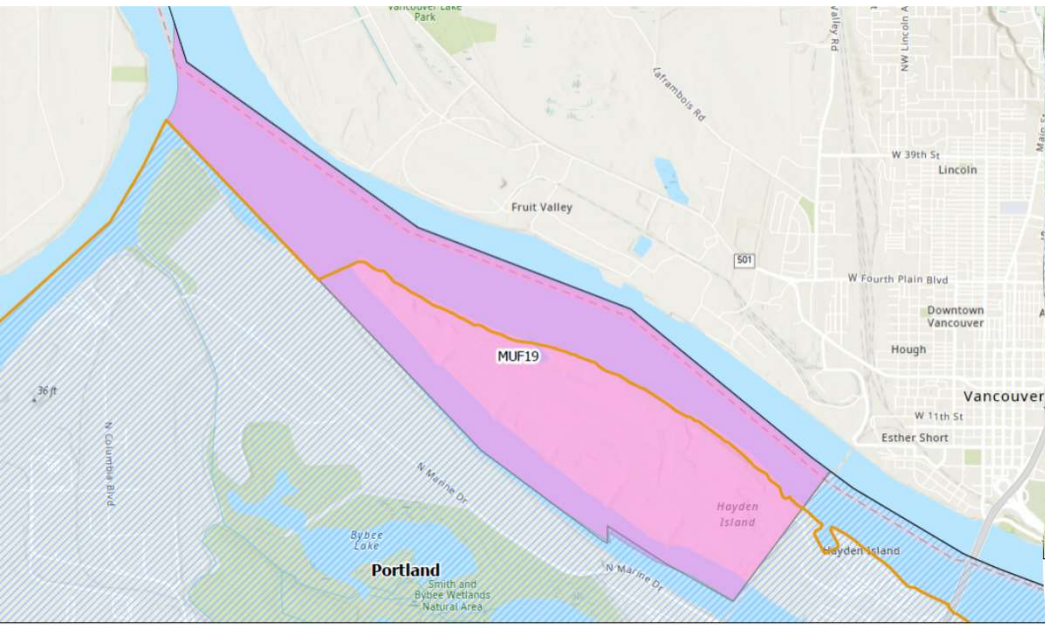
971-421-3497

Department of Community Services

Land Use Planning

1600 SE 190th Ave

Portland OR 97233

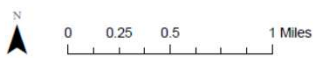


West Hayden Island

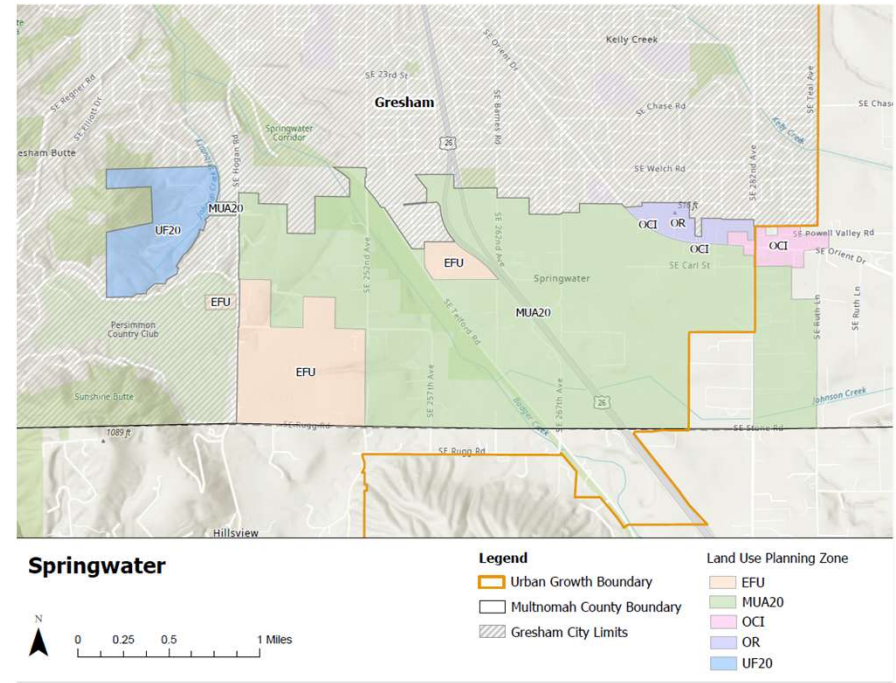
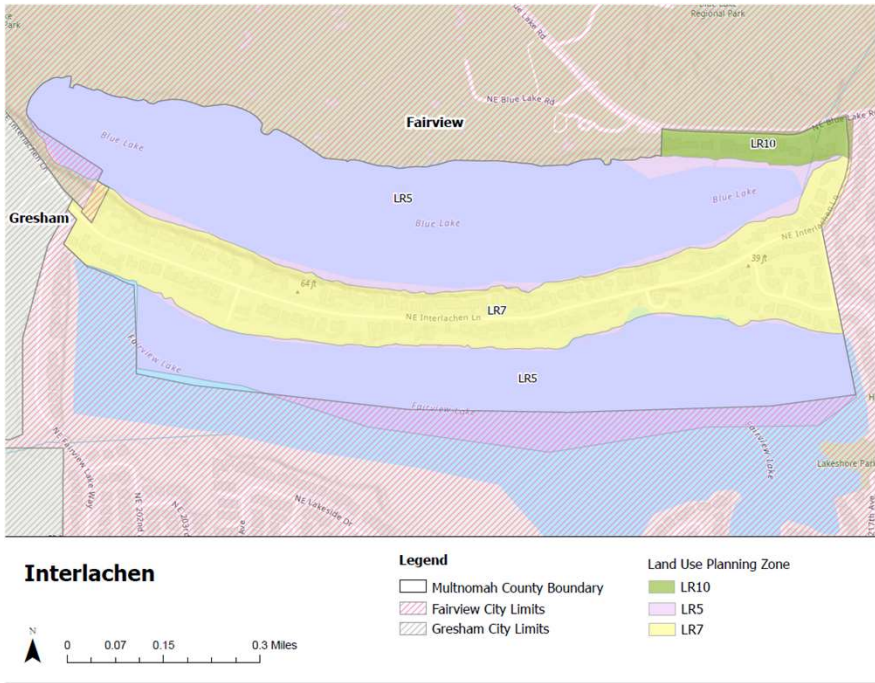
- Legend**
- Urban Growth Boundary
 - Multnomah County Boundary
 - Portland City Limits

Pleasant Valley

- Legend**
- Multnomah County Boundary
 - Gresham City Limits
 - Portland City Limits
- Land Use Planning Zone**
- C3
 - CFU
 - RR



Areas in the county with unincorporated land inside the UGB



Areas in the county with unincorporated land inside the UGB

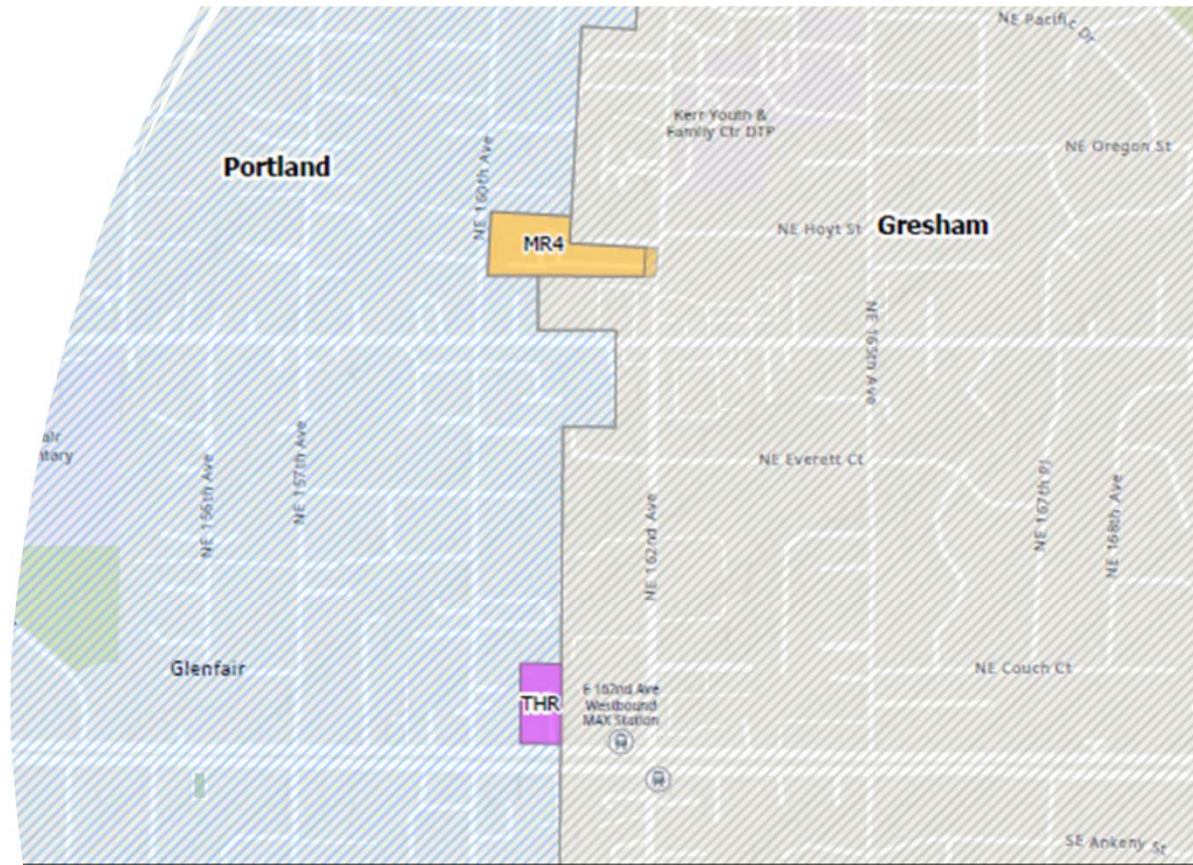
Slide 25

KC0 We moved these maps to the end of the presentation in case it is helpful to the discussion....
Kevin Cook, 2026-04-29T21:20:21.120

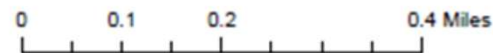
Areas in the county with unincorporated land inside the UGB

These urban pockets are administered by Gresham, but retain County zoning.

KC0



Portland/Gresham Boundary



Legend

- Gresham City Limits
- Portland City Limits
- Land Use Planning Zone**
- LR10
- MR4
- THR

Slide 26

KC0 Add: These urban pockets are administered by Gresham, but retain County zoning.
Kevin Cook, 2026-04-29T00:01:09.451