Chapter 4: LAND USE

When the pioneers settled Clackamas County, the land resource appeared infinite. They cleared forest, carved towns from the wilderness, and used waterways as the arterials of commerce. Some lands were valued for certain uses. The alluvial valley of the Willamette River was among the first areas to be cleared for agriculture. The falls at Oregon City was one of the first industrial sites. From the earliest days, the value of strategic location for various uses of the land was recognized and exploited for man's benefit. The best sites were usually used first.

Now we realize that not only is land finite, but also that sites with desirable characteristics for certain types of development are scarce. A growing population is increasing demand for land of all types. It is increasingly important to evaluate characteristics of remaining sites to determine their optimum use.

The Oregon Legislature has provided for land use to be determined at the local level through a rational process of balancing state and local goals, human needs, and the site characteristics of land. Generally, the factors for designating land use categories in this plan include the following:

- Physical site conditions such as soils, slope, and drainage
- Present and projected needs of the people
- Character of existing development
- Financial impacts on the County and its residents
- Community livability
- Capacities of streets, sewers, water systems, and other facilities
- Estimated market demand
- Parcel sizes
- Availability of transit
- Proximity to jobs, shopping and cultural activities
- Providing an adequate balance between various uses

The above factors alone are insufficient for planning a community. A planning process reflecting community values is needed to weigh various factors. This systematic approach involves identifying issues, developing alternative ways of dealing with the issues and choosing the most desirable alternative.

ISSUES

The major issues affecting future development in the County are:

1. Supply and location of land for urban uses
2. Density of residential uses
3. Intensity of commercial and industrial uses

4. Proximity of mutually supporting land uses
5. The cost impacts of various land uses
6. Compatibility or conflict between land uses
7. Competing demands for land having certain characteristics
8. Compatibility of city and County plans
9. Supply and location of land for rural uses
10. Preservation of land for agricultural and forestry uses
11. The character and appearance of neighborhoods
12. Compatibility of land use with supportive systems such as transportation and sewerage
13. Protection of natural features and waterways from the impact of development
14. Provision of open spaces within the urban environment.

LAND USE DEFINITIONS

This Plan divides the County into six principal land use categories: Urban, Urban Reserve, Unincorporated Communities, Rural, Agriculture, and Forest. This Plan also establishes one or more land use plan designations within each of these categories. Table 4-1 identifies all of the land use plan designations established by this Plan and the zoning districts that implement each designation.

Urban

Urban areas include all land inside urban growth boundaries. Urban areas are either developed or planned to be developed with adequate supportive public services provided by cities or by special districts. Urban areas have concentrations of people, jobs, housing, and commercial activity.

Urban Growth Boundaries: Urban growth boundaries are designated on the land use plan maps. They separate Urban areas from Urban Reserve areas, Unincorporated Communities, and Rural, Agriculture, and Forest areas. An urban growth boundary encompasses existing urban development and lands to accommodate urban growth forecasted for a 20-year horizon.

Immediate Urban Areas: Immediate urban areas are lands that are within urban growth boundaries, are planned and zoned for urban uses, and meet at least one of the following conditions:

1. Served by public facilities, including sanitary sewage treatment, water, storm drainage, and transportation facilities;
2. Included within boundaries of cities or within special districts capable of providing public facilities and planned to be served in the near future; or
3. Substantially developed or surrounded by development at urban densities.

Future Urban Areas: Future urban areas are lands within urban growth boundaries but outside immediate urban areas. Future urban areas are planned to be provided with public facilities,

but currently lack providers of those facilities. Future urban areas are substantially underdeveloped and will be retained in their current use to ensure future availability for urban needs. Future urban areas are planned for urban uses but zoned for large-lot, limited development.

Future Urban Study Areas: Future urban study areas are lands that have been brought into an urban growth boundary but for which urban plan designations have not been applied. Planning will be conducted to determine urban plan designations and apply future urban zoning.

Urban Reserve

Urban Reserve areas lie outside an urban growth boundary and have been designated as highest priority for inclusion in an urban growth boundary when additional urban land is needed. Urban Reserve areas may be established pursuant to OAR Chapter 660, Division 21, or pursuant to OAR 660, Division 27. Metro designates Urban Reserve areas in the Portland metropolitan area. The cities of Sandy, Molalla, Estacada, and Canby, in coordination with the County, may designate other Urban Reserve areas.

Rural Reserve

Rural Reserve areas are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. Rural Reserve areas shall not be included in an urban growth boundary or Urban Reserve area. Rural Reserves may be established pursuant to OAR Chapter 660, Division 27.

Unincorporated Communities

Unincorporated Communities, as defined in Chapter 660, Division 22 of the Oregon Administrative Rules, are settlements located outside urban growth boundaries in which concentrated residential development is combined with limited commercial, industrial, or public uses. Unincorporated Communities may have limited public facilities and services.

Rural

Rural lands are exception lands, as defined in Oregon Administrative Rules 660-004-0005(1), that are outside urban growth boundaries and Unincorporated Communities and are suitable for sparse settlement such as small farms, wood lots or acreage home sites. They lack public facilities or have limited facilities and are not suitable, necessary, or intended for urban, agricultural, or forest use.

Agriculture

Agriculture areas are those of predominantly Class I through IV soils as identified by the United

States Natural Resources Conservation Service or as identified in more detailed data; and other lands that are suitable for farm use due to soil fertility, suitability for grazing, climatic conditions, existing or future potential for irrigation, land use patterns, or accepted farming practices or are necessary to permit farming practices to be undertaken on adjacent or nearby lands.

Forest

Forest areas are composed of existing and potential forestlands that are suitable for commercial forest uses. Also included are other forested lands needed for watershed protection, wildlife and fish habitat, and recreation, lands where extreme conditions of climate, soil, and topography require maintenance of vegetative cover, and forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife habitat, scenic corridors, and recreational use.

Land Use Maps Section

Map 4-1 displays the unincorporated land within the Portland Metropolitan Urban Growth Boundary. Map 4-2 provides an index for the land use plan maps. Maps 4-3, 4-4, and 4-5 are land use plan maps for areas where the county has adopted land use plan designations by agreement with adjoining cities. As these cities adopt amendments to their maps, the county will consider adoption. County land use plan designations are shown on Maps 4-6 and 4-7. Land use plan maps adopted as part of a Community Plan or Design Plan in Chapter 10 automatically amend Maps 4-6 and 4-7. Map 4-9 displays urban and rural reserves designated pursuant to OAR 660, Division 27, and urban and rural reserves are also illustrated in greater detail on Map 4-7.

URBANIZATION

The goals and policies in the following section address the designation of lands for urban uses, conversion of lands from Urban Reserve to Future Urban plan designations, and County actions regarding Future Urban Study areas and Urban Reserve areas.

URBANIZATION GOALS

- Clearly distinguish Urban and Urban Reserve areas from non-urban areas.
- Encourage development in areas where adequate public services and facilities can be provided in an orderly and economic way.
- Insure an adequate supply of land to meet immediate and future urban needs.
- Provide for an orderly and efficient transition to urban land use.
- Distinguish lands immediately available for urban uses from Future Urban areas within Urban Growth Boundaries.

4.A. General Urbanization Policies

4.A.1 Coordinate with Metro in designating urban areas within Metro's jurisdiction. Recognize the statutory role of Metro in maintenance of and amendments to the Portland Metropolitan Urban Growth Boundary.

4.A.2 Coordinate with affected cities in designating urban areas outside of Metro. Land designated as a Rural Reserve, as shown on Map 4-9, shall not be designated as an Urban Reserve or added to an urban growth boundary. The following areas may be designated as Urban:

4.A.2.1. Land needed to accommodate 20 years of future urban population growth.

4.A.2.2. Land needed for increased housing, employment opportunities and livability from both a regional and subregional view.

4.A.2.3. Land to which public facilities and services can be provided in an orderly and economic way.

4.A.2.4. Land which insures efficient utilization of land within existing urban areas.

4.A.2.5. Land which is best suited for urban uses based on consideration of the environmental, energy, economic and social consequences.

4.A.2.6. Agricultural land only after considering retention of agricultural land as defined, with Class I having the highest priority for retention and Class VI the lowest priority.

4.A.2.7. Land needed after considering compatibility of proposed urban uses with nearby agriculture activities.

4.A.2.8. Land where the strategic location of employment and living opportunities can minimize commuting distance, traffic congestion, pollution and energy needs.

4.A.3 Land use planning for urban areas shall integrate all applicable policies found throughout the Plan including the following:

4.A.3.1. Locate land uses of higher density or intensity to increase the effectiveness of transportation and other public facility investments.
4.A.3.2. Encourage infilling of Immediate Urban Areas with a minimum of disruption of existing neighborhoods (see infill policies in the Housing Chapter).
4.A.3.3. Enhance energy conservation and transportation system efficiency by locating opportunities for housing near work and shopping areas.
4.A.3.4. Integrate developments combining retailing, office, and medium and high density housing at places with frequent transit service and pedestrian facilities.

4.A.4 Establish Urban Growth Management Areas and Urban Growth Management Agreements to clarify planning responsibilities between the County and cities for areas of mutual interest.

4.A.5 Establish agreements with cities and service districts to clarify service and infrastructure responsibilities for areas of mutual interest.

4.B. Immediate Urban Policies

The following policies apply to Immediate Urban areas.

4.B.1 An area may be designated Immediate Urban consistent with the definition.

4.B.2 Use the following guidelines when evaluating proposed changes in zoning designations that convert an area from Future Urban to Immediate Urban status:
4.B.2.1 Capital improvement programs, sewer and water master plans, and regional public facility plans shall be reviewed to ensure that orderly, economic provision of public facilities and services can be provided.
4.B.2.2 Sufficient vacant Immediate Urban land should be permitted to ensure choices in the market place.

4.B.3 Apply urban zoning districts that implement the Plan through a legislative or quasi-judicial zone change process consistent with applicable state, Metro and local requirements.

4.B.4 Control land uses in Immediate Urban areas through the Zoning and Development Ordinance.

4.B.5 Place conditions on development to ensure adequate services and facilities prior to or concurrent with development.

4.C. Future Urban Policies

The following policies apply to Future Urban lands:

4.C.1. Control premature development (before services are available) by:

4.C.1.1. Applying a future urban zone with a 10-acre minimum lot size within the Portland Metropolitan UGB except those lands identified in Subsection 7.1.b.

4.C.1.2. Applying a future urban zone with a 20-acre minimum lot size or greater for areas planned for employment, industrial and commercial uses within the Portland Metropolitan UGB.

4.C.1.3. Applying within the urban growth boundaries of Canby, Estacada, Sandy, and Molalla, a five-acre minimum lot size or larger in rural, agricultural, and forest zones.

4.C.2. Review subdivision and partition applications to ensure that the location of proposed easements and road dedications, structures, wells, and on-site wastewater treatment systems are consistent with the orderly future development of the property at urban densities.

4.C.3. For land within the urban growth boundaries of Canby, Estacada, Sandy, and Molalla, require annexation to a city as a requirement for conversion to Immediate Urban unless otherwise agreed to by the City and County.

4.C.4. Implement dimensional and development standards to address compatibility, function, and aesthetics.

4.D. Future Urban Study Area Policies

The following policies apply to Future Urban Study Areas:

4.D.1. Conduct a planning process consistent with the policies of Chapter 11 of this Plan, that coordinates with affected service providers, agencies, and jurisdictions, and meets pertinent state, regional and local requirements.

4.D.2. In the Portland Metropolitan Urban Area, develop Comprehensive Plan designations that are consistent with Regional Urban Growth Goals and Objectives and the Regional Urban Growth Management Functional Plan, including Title 11, and the following.

When areas are brought into the Urban Growth Boundary, the following actions shall be undertaken:

1. Control premature development (before services are available) within the Portland Metropolitan Urban Growth Boundary by applying a 20-acre minimum lot size to lands within the boundary that have the following plan designations: Unincorporated Community Residential, Rural Commercial, Rural Industrial, and Rural.
2. The County shall enter into discussion with nearby cities, agencies that provide public facilities and services, and area citizens, to determine how services and governance will be provided for the area.
3. Agreements shall be developed with affected cities and service providers to

cooperate in development of a Concept Plan for the area, and to consider the Concept Plan in development of future Plans.

4. A Concept Plan shall be developed meeting state and regional requirements. Opportunity shall be provided to citizens and affected public agencies to participate in the development of the Concept Plan. In the Damascus area, the Damascus Concept Planning Study Report shall be used to provide background information and guidance for the Concept Planning process.
5. A request shall be made to revise state and regional transportation plans to reflect the Concept Plan.
6. Public facilities plans shall be developed or revised to accommodate the Concept Plan.
7. The Comprehensive Plan, Comprehensive Plan Maps, Zoning and Development Ordinance and zoning maps shall be revised according to the Concept Plan.

4.D.3. Develop and adopt urban comprehensive plan designations that meet applicable state planning requirements and balance County planning goals adopted in the Comprehensive Plan. This will convert Future Urban Study Areas to Future Urban or Immediate Urban areas.

4.D.4. During development of Comprehensive Plan provisions pursuant to Title 11 of the Urban Growth Management Functional Plan, consider the feasibility of providing and funding adequate infrastructure.

4.E. Urban Reserve Area Policies

4.E.1. The following policies apply to Urban Reserve areas established pursuant to OAR 660, Division 21:

4.E.1.1 Clackamas County shall recommend to Metro land in Clackamas County which should be designated Urban Reserve, when Urban Reserve amendments to the Region 2040 Urban Growth Management Functional Plan are considered by Metro. The cities of Sandy, Molalla, Estacada and Canby, in coordination with Clackamas County, may designate and adopt other urban reserve areas in a manner consistent with OAR 660-021-0000.

4.E.1.2 Clackamas County will consider the following characteristics of each area when recommending Urban Reserve areas to Metro: potential for providing jobs within near proximity to housing; the feasibility and cost effectiveness of extending urban infrastructure; the suitability of an area to accommodate urban level densities; and, the relationship and implications to existing areas designated urban.

4.E.1.3 When considering the designation of Urban Reserve areas near Sandy, Molalla, Estacada and Canby, the County, in cooperation with the City, shall make findings and conclusions based on the requirements of OAR 660-021-0030.

4.E.1.4 Urban Reserve areas designated by Metro will be depicted on Metro's Region 2040 Growth Concept map. Designated Urban Reserve areas near Sandy,

Molalla, Estacada and Canby shall be defined within the Urban Growth Management agreements with each city.

4.E.1.5 Lands within a designated Urban Reserve area shall continue to be planned and zoned for rural uses in a manner that ensures a range of opportunities for the orderly, economic and efficient provision of urban services when these lands are included in the Urban Growth Boundary. Planning and zoning shall be done in a manner consistent with OAR 660-021-0000 and the Metro Code, in areas where Metro has jurisdiction.

4.E.2. The following policies apply to Urban Reserve areas established pursuant to OAR 660, Division 27, as shown on Map 4-9:

4.E.2.1 The County will review the designation of Urban Reserve areas, in coordination with Metro, Multnomah and Washington Counties, within 20 years after the initial designation of these Urban Reserve Areas.

4.E.2.2 The County will participate in the development of concept plans for areas within Urban Reserve areas that are being considered for addition to the Portland Metropolitan Urban Growth Boundary.

4.E.2.3 The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance or the Comprehensive Plan Map or zoning designations:

a. To allow within Urban Reserve areas, new uses that were not allowed on the date the Urban Reserve areas were designated, except those uses authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserve areas.

b. To allow within Urban Reserve areas, the creation of new lots or parcels smaller than allowed on the date Urban Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Urban Reserve areas.

4.F. Rural Reserve Area Policies

The following policies apply to Rural Reserve areas established pursuant to OAR 660, Division 27, as shown on Map 4-9:

4.F.1. Land established as a Rural Reserve area shall not be included in an urban growth boundary.

4.F.2. Land established as a Rural Reserve area shall not be included in an Urban Reserve area established pursuant to either OAR 660, Division 21, or OAR 660, Division 27.

4.F.3. The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance, or the Comprehensive Plan Map or zoning designations:

4.F.3.1 To allow within the Rural Reserve areas, new uses that were not allowed on the date Rural Reserve areas were designated, except as authorized by

amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after the designation of Rural Reserve areas.

4.F.3.2 To allow within Rural Reserve areas, the creation of new lots or parcels smaller than allowed on the date Rural Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after designation of Rural Reserve areas.

4.G. Population Coordination

The following policies apply to population planning and coordination.

4.G.1. Pursuant to OAR 660-024-0030, counties are required to adopt and maintain a coordinated 20-year population forecast for each urban area within the county and consistent with the applicable statutory requirements of ORS 195.025 to 195.036. The cities within the county are required to adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except for those urban areas located within the Metropolitan Service District (Metro) that must also coordinate with Metro's 20-year population forecast.

4.G.2. The County and its cities located inside the Metro boundary shall coordinate with Metro in establishing 20-year population projections in order to evaluate and provide sufficient lands necessary for housing and employment needs within each jurisdiction's planning boundary.

4.G.3. The County and its cities located outside the Metro boundary shall coordinate in establishing 20-year population projections in order to evaluate and provide sufficient lands necessary for housing and employment needs within each city's urban growth boundary.

4.G.4. Clackamas County adopts the following population forecasts, as identified in the "Clackamas County Rural Cities Population Coordination Background Report and Forecasts, Final: March 12, 2013," adopted by Ordinance ZDO-242 and found in Appendix B. These projections have been coordinated with the identified cities.

City	**2012 population**	**2032 population**	***Net growth 2012-2032***	***Avg. Annual Growth Rate (AAGR) 2012-2032***
Barlow	136	146	*10*	*0.4%*
Canby	16,820	26,730	*9,910*	*2.3%*
Estacada	2,845	4,345	*1,500*	*2.1%*
Molalla	8,532	12,760	*4,228*	*2.0%*
Sandy	10,322	17,960	*7,628*	*2.8%*

URBAN GROWTH CONCEPT

This section of the Land Use Chapter addresses the implementation of the Region 2040 Growth Concept as it applies to Clackamas County. It provides for design type areas that are consistent with the general locations shown on the Region 2040 Growth Concept Map.

Clackamas County, with approximately 67% of its population inside the Portland Metropolitan Urban Growth Boundary, is a partner in the region's efforts to efficiently utilize the land inside the boundary. This will minimize the need to expand the boundary and protect the land available for agricultural, forest and rural uses. The intent of the Urban Growth Concept is to focus increased development in appropriate locations, such as existing commercial centers and along transportation corridors with existing or planned high quality transit service. It also encourages increased employment densities in industrial and employment areas.

The provisions of the Urban Growth Concept apply in addition to other requirements identified in the Clackamas County Comprehensive Plan. The Urban Growth Concept is designed to provide guidance for Comprehensive Plan and Zoning Development Ordinance changes, as well as to identify specific development review requirements. All provisions except Green Corridors apply to lands inside the Portland Metropolitan Urban Growth Boundary. Green Corridors apply to rural, agricultural and forest areas. Future Urban Study Areas are areas in transition. When concept planning is completed for these areas, growth concept design types will be adopted as appropriate.

DEFINITIONS

Growth Concept Design Types

The locations of the following design types are identified on the Clackamas County Urban Growth Concept Map: (Map 4-8) or as described below:

Regional Center: An area that is the focus of compact development, redevelopment, high quality transit service and multi-modal street networks. The intent of the Regional Center is to provide an area for the most intense development and highest densities of employment and housing.

Corridors: Areas located along streets which have existing or planned high quality transit service and feature a high quality pedestrian environment, convenient access to transit and increased residential and employment densities. The intent of the Corridor designation is to encourage increased densities by facilitating zone and plan changes in specific locations. In addition, it provides guidance for development review to implement a high quality pedestrian environment.

The streets where the Corridor design type designation is applied are: McLoughlin Blvd. (from Milwaukie to Gladstone), 82nd Avenue (within the Clackamas Regional Center Design Plan Area), Johnson Creek Boulevard (within the Clackamas Regional Center Design Plan Area), and Sunnyside Road (from 82nd Avenue to 139th Avenue).

Station Community: Areas centered around a light-rail or high capacity transit station that feature housing, offices and other employment, and a variety of shops and services that are easily accessible to pedestrians, bicyclists and transit users as well as vehicles. The intent of the Station Community designation is to encourage transit oriented development with a mix of high density housing and employment uses, a high quality pedestrian environment and other features designed to encourage high transit ridership.

Employment Areas: Employment centers mixing various types of employment and including some residential development as well. These areas include limited retail commercial uses primarily to serve the needs of the people working or living in the immediate area.

Industrial Areas: Areas set aside primarily for industrial activities. Supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary industrial uses.

Regionally Significant Industrial Areas: Areas near the region's most significant transportation facilities for the movement of freight and other areas most suitable for movement and storage of goods. These areas, like Industrial Areas, are set aside primarily for industrial activities. Supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary industrial uses. Supporting uses are limited to an even greater degree than in Industrial Areas.

Neighborhoods: Primarily residential areas that are accessible to jobs and neighborhood businesses. This broad category includes areas set aside for homes, parks and open space, schools, public services, and neighborhood business uses. The intent is to facilitate the Region 2040 "Inner Neighborhood" design type.

Green Corridors: Areas outside the Urban Growth Boundary adjacent to major transportation routes to neighboring cities where the rural character of the landscape and agricultural economy shall be maintained. The intent is to preserve the view sheds and maintain the rural character between urban areas along the major transportation routes.

Future Urban Study Areas: Areas brought within the Urban Growth Boundary for which the required planning has not yet been completed. The intent is to identify the areas where Title 11 of the Urban Growth Management Functional Plan and Metro code specify that concept planning and other requirements must be completed before other Urban Growth Concept design types and urban plan designations can be applied. Future Urban Study Areas include areas identified on Map 4-8 and areas brought into the Portland Metropolitan UGB after the adoption of Map 4-8.

GOALS

- Provide for a compact urban form, integrating the built environment, transportation network, and open space, that:
  - Minimizes the amount of Urban Growth Boundary expansion required to accommodate expected population and employment growth in the next 20 years.
  - Efficiently uses public services including transportation, transit, parks, schools, sewer and water.
  - Distinguishes areas for intensive development from areas appropriate for less intensive development.
  - Preserves existing stable and distinct neighborhoods by focusing commercial and residential growth in mixed use centers and corridors.
  - Develops mixed use centers and corridors at a pedestrian scale and with design features and public facilities that support pedestrian, bicycle and transit trips.

- Maintain the rural character of the landscape between the Urban Growth Boundary and neighboring cities.

4.H. Regional Center Policies

The Regional Center design type designation is applied to the Clackamas Regional Center, as identified on Map 4-8. The goals and policies applicable to the Clackamas Regional Center are located in Chapter 10: Clackamas Regional Center Area Design Plan.

4.I. Corridor Policies

The Corridor design type designation is applied to sites adjoining the Corridor streets shown on Map 4-8. Corridor design type areas may be either continuous or development nodes. The areas of application for the Corridor design type are specified in Chapter 10 for all of the Corridor streets.

4.I.1. Policies that apply to all Corridor design type areas include:

4.I.1.1 Provide for both employment and housing, including mixed use.

4.I.1.2 Provide for a high level of bus usage, with land uses and transportation facilities to support bus use.

4.I.1.3 Encourage and support pedestrian travel with supportive land uses, frequent street connections, and sidewalks and pedestrian-ways.

4.I.1.4 Provide for vehicular traffic and auto-oriented uses, while expanding the share

of trips via transit and other modes.

4.I.1.5 Enhance connectivity between neighborhoods adjacent to the Corridor Design Type Area and the Corridor Street.

4.I.2. Specific policies for the SE 82nd Ave, SE Johnson Creek Boulevard and SE Sunnyside Road (from 82nd Ave to approximately SE 117th Ave.) Corridor design type areas are located in Chapter 10: Clackamas Regional Center Area Design Plan.

4.I.3. Specific policies for the Sunnyside Road (from approximately SE 117th Ave to SE 139th Avenue) Corridor design type area are located in Chapter 10: The Sunnyside Corridor Community Plan.

4.I.4. Specific policies for the McLoughlin Boulevard Corridor design type area are located in Chapter 10: McLoughlin Corridor Design Plan.

4.J. Station Community Policies

The Station Community design type designation is applied to sites surrounding a light rail or other high capacity transit station as shown on Map 4-8. The areas of application for the Station Community design type are specified in Chapter 10. Policies that apply to all Station Community design type areas include:

4.J.1. Provide for transit oriented development with land uses that support a high level of transit usage, such as a mix of high density employment and housing uses.

4.J.2. Provide a high quality pedestrian and bicycle environment with frequent street connections, walkways and bikeways.

4.J.3. Enhance connectivity between neighborhoods adjacent to the Station Community.

Specific policies for the Fuller Road Station Community are located in Chapter 10: Clackamas Regional Center Area Design Plan.

4.K. Employment Area Policies

The Employment Area design type designation is applied as shown on Map 4-8. Policies that apply to Employment design type areas include:

4.K.1. Employment design type areas shall be developed to provide for a mix of employment and residential uses, including:

4.K.1.1 Industry, office and service uses,

4.K.1.2 Residential development,

4.K.1.3 Low traffic generating, land consumptive commercial uses with low parking demand which have community or region-wide market,

4.K.1.4 Limited retail uses appropriate in type and size to serve the needs of businesses, employees, and residents of the immediate Employment design

type area.

4.K.2. The following are prohibited in an Employment design type area: a retail use with more than 60,000 square feet of gross leasable area in a single building; and retail uses with a total of more than 60,000 square feet of retail sales area on a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. These prohibitions do not apply:

4.K.2.1. To sites designated General Commercial on or before January 1, 2003; or

4.K.2.2. When allowed by zoning if: the Zoning and Development Ordinance authorized those uses on January 1, 2003; transportation facilities adequate to serve the retail uses will be in place at the time the uses begin operation; and the Comprehensive Plan provides for transportation facilities adequate to serve other uses planned for the immediate Employment design type area over the planning period.

4.K.2.3. When allowed by zoning if the uses: generate no more than a 25-percent increase in site-generated vehicle trips above permitted non-industrial uses; and meet the Maximum Permitted Parking—Zone A requirements set forth in Table 3.08-3 of Title 4 of the Regional Transportation Functional Plan.

4.L. Industrial Area Policies

The Industrial Area design type designation is applied as shown on Map 4-8. Policies that apply to Industrial Areas include:

4.L.1. Limit the size of buildings for retail commercial uses, as well as retail and professional services that cater to daily customers, to 5,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project. This limitation does not apply to training facilities, the primary purpose of which is to provide training to meet industrial needs.

4.M. Regionally Significant Industrial Area Policies

The Regionally Significant Industrial Areas Design Type designation is applied as shown on Map 4-8. Policies that apply to Regionally Significant Industrial Areas include:

4.M.1. Limit the size of buildings for retail commercial uses, as well as retail and professional services that cater to daily customers, to 3,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project. This limitation does not apply to training facilities, the primary purpose of which is to provide training to meet industrial needs.

4.M.2. Prohibit the siting of schools, places of assembly larger than 20,000 square feet, or

parks intended to serve people other than those working or residing in the Regionally Significant Industrial Area.

4.N. Neighborhood Policies

The Neighborhood design type designation is applied as shown on Map 4-8. Policies that apply to the Neighborhoods include:

4.N.1. Development of areas planned for residential, commercial and industrial uses within Neighborhood design type areas shall be guided by the urban land use policies of Chapter 4.

4.N.2. Areas designated as Low Density Residential shall achieve the densities outlined in the Low Density Residential policies of Chapter 4.

4.O. Future Urban Study Area Policies

The Future Urban Study Area design type designation is applied as shown on Map 4-8. The goals and policies applicable to Future Urban Study Areas are located in the Urbanization section of Chapter 4.

4.P. Green Corridor Policies

The goals and policies for Green Corridors shall be defined through a separate study as outlined in the Intergovernmental Agreements on Green Corridor and Rural Reserve and Population Coordination, signed by Clackamas County, City of Sandy, City of Canby, ODOT and Metro.

RESIDENTIAL

This section of the Land Use Chapter primarily addresses the location and density of housing. Chapter 6, *Housing*, establishes policies for other aspects of housing such as structure type, affordability, and design.

Low Density Residential areas are those planned primarily for single-family residential development, with a range of lot sizes from 2,500 square feet for attached single-family dwellings to 30,000 square feet for sites with environmental constraints.

Medium Density Residential areas are those planned for up to 12 units per gross acre (exclusive of density bonuses and conditional uses).

Medium High Density Residential areas are those planned for up to 18 units per gross acre (exclusive of density bonuses and conditional uses).

High Density Residential areas are those planned for up to 25 units per gross acre (exclusively of density bonuses and conditional uses).

Special High Density Residential areas are planned for high-rise multifamily housing up to 60 units per gross acre.

GOALS

- Protect the character of existing low-density neighborhoods.
- Provide a variety of living environments.
- Provide for development within the carrying capacity of hillsides and environmentally sensitive areas.
- Provide opportunities for those who want alternatives to the single-family house and yard.
- Provide for lower-cost, energy-efficient housing.
- Provide for efficient use of land and public facilities, including greater use of public transit.

4.Q. General Residential Policies

4.Q.1. Determine permitted uses and the density of development through zoning. Zoning of Residential areas shall be consistent with this Plan. Timing of zoning district application shall be in accord with the orderly development of the County.

4.Q.2. Implement dimensional and development standards to address compatibility, function, and aesthetics.

4.Q.3. Require dedication of designated Open Space areas where appropriate for purposes of developing the urban park or trails program.

4.Q.4. Establish minimum densities to help meet regional and local housing needs.

4.Q.5. Allow the Neighborhood Commercial zoning district to implement the Low Density Residential, Medium Density Residential, Medium High Density Residential, and High Density Residential land use plan designations according to the criteria in the Commercial Section of this Chapter.

4.Q.6. Require all Medium, Medium High, High, and Special High Density Residential developments to be subject to a design review process.

4.Q.7. When necessary, require improvements to existing streets and/or development of new streets to County standards prior to or concurrent with Medium, Medium High, High, and Special High Density Residential development.

4.Q.8. In Medium, Medium High, High, and Special High Density Residential areas, require pedestrian access to nearby schools, transit stations, commercial areas, recreational areas, and employment areas to be convenient and improved to standards determined through a design review process.

4.Q.9. Develop all Medium, Medium High, High, and Special High Density Residential areas with public sewer, public water, curbs, drainage controls, pedestrian/bikeway facilities, underground utilities, and street lighting.

4.R. Low Density Residential Policies

4.R.1. The following areas may be designated Low Density Residential if any of the following criteria are met:

- 4.R.1.1 Areas where a need for this type of housing exists.
- 4.R.1.2 Areas which are currently developed at low density and where little need exists for redevelopment.
- 4.R.1.3 Areas where transportation is limited to collectors and local streets.
- 4.R.1.4 Areas where sensitivity to the natural environment or natural hazards indicates a reduced density.

4.R.2. Zoning of Immediate Urban Low Density Residential areas and conversion of Future Urban areas to Immediate Urban Low Density Residential shall include zones of 2,500; 5,000; 7,000; 8,500; 10,000; 15,000; 20,000, and 30,000 square feet (R-2.5 through R-30). The following factors guide the determination of the most appropriate zone:

4.R.2.1 Physical site conditions such as soils, slope, and drainage:

a. Land with soils subject to slippage, compaction or high shrink-swell characteristics shall be zoned for larger lots.
b. Land with slopes of:
   - Less than 20 percent shall be considered for the R-2.5 through R-8.5

zoning districts.

- 20 percent and over shall be considered for the R-10 through R-30 zoning districts.

c. Land with hydrological conditions such as flooding, high water table or poor drainage shall be zoned for larger lots.

4.R.2.2 Capacity of facilities such as streets, sewers, water, and storm drainage systems.

4.R.2.3 Availability of transit: Land within walking distance (approximately one-quarter mile) of a transit stop should be zoned for smaller lots implemented by the R-2.5, R-5, R-7, and R-8.5 zoning districts.

4.R.2.4 Proximity to jobs, shopping, and cultural activities: Areas in proximity to trip generators shall be considered for smaller lots implemented by the R-2.5, R-5, R-7, and R-8.5 zoning districts.

4.R.2.5 Location of 2,500- and 5,000-square-foot lots: Location of 2,500 and 5,000 square foot lots, implemented by the R-2.5 and R-5 zoning districts, may be allowed in Corridor design type areas and where permitted by Community and Design Plans located in Chapter 10.

4.R.2.6 Need for neighborhood preservation and variety: Areas that have historically developed on large lots where little vacant land exists should remain zoned consistent with the existing development pattern. Otherwise, unless physical or service problems indicate to the contrary, areas of vacant land shall be zoned for lots of 8,500 square feet or smaller.

4.R.2.7 Density average: To achieve an average of 7,500 square feet or less per lot in low density Future Urban areas when conversion to Immediate Urban low density residential occurs, the R-10 zone shall be limited to areas with 20 percent slope and greater. Flexible-lot-size land divisions and other buffering techniques shall be encouraged in those areas immediately adjacent to developed subdivisions with lots of 20,000 square feet or more to protect neighborhood character, while taking full advantage of allowed densities.

4.R.3. Permit transfer of density within a development even if different zoning districts or land use plan designations are involved. Encourage the transfer of dwelling units from hazardous or environmentally sensitive areas to areas which are less hazardous or less expensive to develop. Resulting density on the developed portion of a given site shall not exceed the density allowed in the next-highest-density residential land use plan designation. Buffering from lower-density adjacent uses shall be considered in the review process.

4.R.4. Establish special development criteria and density standards in the following areas (see Policy 6.0 in the Natural Hazards section of Chapter 3, *Natural Resources and Energy*):

4.R.4.1 On slopes over 20 percent, the following development criteria shall be met:

a. Avoid major hazard areas

b. Maintain the stability of the slope
c. Grade without large or successive pads or terraces and without creating road grades in excess of County standards
d. Maintain vegetation and natural terrain features to sustain slope stability
e. Ensure that existing natural rates of run-off and erosion are not exceeded
f. Protect visually significant slopes, ravines, ridgelines, or rock outcroppings in their natural state

4.R.4.2 In flood hazard areas or wetlands, the following development criteria, as well as the specifications in Chapter 3, shall be met:
a. Avoid major flood hazard areas
b. Maintain water quality and the natural function of the area to reduce or absorb flood runoff and to stabilize water flow
c. Protect wildlife habitats, significant vegetation, and trees
d. Protect any associated recreational values

4.R.4.3 Density standards in these areas shall be as follows:
a. Land in the flood fringe and land with slopes over 20 percent shall be allowed to develop at no more than 50 percent of the density of the zone. If these lands are not developed, then up to 100 percent of the density may be transferred to more suitable land within the site, depending upon its characteristics. Density should be reduced as slope increases above 20 percent, with development discouraged on slopes over 35 percent.
b. Land in the floodway and land on landslides shall not be allowed to develop, except on a lot of record and only after having met the provisions stated in Policies 4.R.4.1 and 4.R.4.2, and other relevant Plan requirements. However, 100 percent of the dwelling units allowed in the zoning district may be transferred to more suitable land within the site.

4.R.5. Ensure adequate provisions for schools, churches, and recreational facilities which are integral parts of all residential neighborhoods. The siting of these facilities shall be subject to conditions ensuring adequate design and safety, particularly with regard to vehicular and pedestrian access.

4.R.6. Encourage retention of natural landscape features such as topographic variations, trees, and water areas, and allow variation in housing type and design.

4.R.7. Require a site analysis for each development in areas designated as Open Space or where the County has identified the potential for significant impacts. This requirement may be waived in the event all development is transferred to more suitable land outside of areas designated as Open Space.

4.R.8. Require roads in land divisions to be County roads and connected directly with an improved County road, state road, or city street. Half streets and private roads

may be allowed where appropriate.

4.R.9. Develop all land divisions in urban areas with public sewer, public water, drainage controls, pedestrian/bikeway facilities, and underground utilities. Street lighting and street trees may be required. Implementing ordinances shall set standards in which street lighting and street trees will be encouraged or required.

4.R.10. Determine the net density in planned unit developments recognizing that up to 15 percent of the gross area is for roadways.

4.R.11. Encourage subdivision design to eliminate direct vehicular access from individual lots onto major or minor arterials. Frontage roads should be used wherever possible.

4.R.12. Require stub streets in land divisions where necessary to provide access to adjacent property.

4.R.13. Develop residential land divisions as planned unit developments whenever one or more of the following criteria apply:

- 4.R.13.1. Any part of the site is designated Open Space on Map 4-6, *North Urban Area Land Use Plan Map*
- 4.R.13.2. More than 20 percent of the dwelling units are to be attached or condominiums
- 4.R.13.3. Sites are large enough to warrant on-site provision of substantial open and/or recreation space
- 4.R.13.4. A large area is specifically identified by the County as needing greater design flexibility, increased open space, or a wider variety of housing types

4.R.14. Require a minimum of 20 percent of the total land area in all planned unit developments to be devoted to open space, outdoor recreational areas, or school facilities as required by Policy 10.0 in the Public Services section of Chapter 7, *Public Facilities and Services*. Development for any other uses shall not be allowed. Parkland dedications may be part of the 20-percent open space requirement.

4.R.15. Require provisions for adequate maintenance prior to final plat approval to ensure the designated park area will be a community asset.

4.R.16. Allow flexible-lot-size land divisions provided that the average lot size is consistent with the base zone, as adjusted by density bonuses (see the Density Bonus section of Chapter 6, *Housing*).

- 4.R.16.1. For detached single-family dwellings, the smallest lot size allowable shall be 80 percent of the minimum lot size allowed by the base density.
- 4.R.16.2. For attached single-family dwellings, the smallest lot size allowable shall be

2,000 square feet.

4.R.16.3. In planned unit development land divisions, the individual lot size is unrestricted.

4.R.17. Allow one accessory dwelling unit per primary dwelling on a lot of record subject to design standards.

4.S. Medium Density Residential Policies

4.S.1. The following areas may be designated Medium Density Residential when at least the first two criteria are met:

4.S.1.1. Areas where a need for this type of housing exists.

4.S.1.2. Areas with access to a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.

4.S.1.3. Areas located near or adjacent to commercial areas, employment concentrations, or transit stops.

4.S.1.4. Areas of deteriorating dwellings or structures in neighborhoods to stimulate private investment, infilling, and redevelopment, as long as one or more of the preceding criteria apply.

4.S.2. Limit the Planned Medium Density (PMD) zoning district to areas currently zoned PMD.

4.S.3. In Medium Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.

4.S.4. Encourage variations in density on different parts of a large site and promote a variety in housing type, ownership, and design.

4.S.5. Require in all Medium Density Residential developments a minimum of 25 percent of the total gross areas to be landscaped, natural, and/or recreational areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for passive or active recreation within the development are substituted for gross land area.

4.S.6. Existing mobile home parks which are designated Medium Density Residential shall not have the designation changed unless a plan for relocation of the existing tenants is submitted and approved. This plan shall demonstrate that existing tenants will be relocated prior to redevelopment of the property.

4.T. Medium High Density Residential Policies

4.T.1. The following areas may be designated Medium High Density Residential when the

first two and at least one of the remaining criteria are met:

4.T.1.1. Areas where a need for this type of housing exists.

4.T.1.2. Areas with access to a street designated as a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.

4.T.1.3. Areas adjacent to or within walking distance of a significant educational, cultural, recreational, or open space facility or area.

4.T.1.4. Areas located adjacent or in proximity to a designated commercial or industrial area on the Comprehensive Map.

4.T.1.5. Areas within 800 feet of a transit line or transit station or within one-quarter mile of such transit facility if easily accessible due to pedestrian amenities such as sidewalks, pedestrian ways, and streetlights.

4.T.2. In Medium High Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.

4.T.3. Encourage variations in density on different parts of a large site and promote a variety in housing type, ownership, and design.

4.T.4. Require in all Medium High Density Residential developments a minimum of 25 percent of the total gross area to be landscaped, natural, and/or recreational areas.

4.U. High Density Residential Policies

4.U.1. 37.0 The following areas may be designated High Density Residential when at least the first three criteria are met:

4.U.1.1. Areas located either adjacent to or within proximity to major shopping centers, employment concentrations, and/or major transit centers.

4.U.1.2. Areas with access to a street designated as a major or minor arterial or collector. Siting should not result in significant traffic increase on local streets serving low density residential areas.

4.U.1.3. Areas free from known geologic hazards, flooding, or soils subject to slippage.

4.U.1.4. Areas adjacent to permanently protected open space or bodies of water as long as the above criteria apply.

4.U.2. In High Density Residential zoning districts, provide for reduced density on hazardous land or steep slopes as stipulated in Policy 4.R.4.3.

4.U.3. Encourage variations in density on different parts of a site and promote a variety of housing type, ownership, and design.

4.U.4. If the minimum residential density standard is achieved, allow office, retail, and commercial service uses with limits on floor area and standards to ensure compatibility with residential uses permitted in High Density Residential areas.

4.U.5. Allow existing commercial uses to remain or improve in High Density Residential areas as long as such uses are integrated with surrounding development.

4.U.6. Require all High Density Residential developments to provide a minimum of 25 percent of the total gross area to be landscaped, natural, and/or recreational areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for passive or active recreation within the development are substituted for gross land area.

4.U.7. Encourage understructure parking.

4.V. Special High Density Residential Policies

4.V.1. The following areas may be designated Special High Density Residential when all of the criteria are met:

- 4.V.1.1. Areas located either adjacent or close to employment concentrations in excess of 2,000 employees.
- 4.V.1.2. Areas within walking distance (approximately one-quarter mile) of a major transit station, and with good access to a major or minor arterial.
- 4.V.1.3. Areas where impact on adjacent neighborhoods will be minimal.
- 4.V.1.4. Areas free from known geologic hazards, flooding, or soils subject to slippage.

4.V.2. Encourage variations of density on different parts of a site through high-rise construction.

4.V.3. If the minimum residential density standard is achieved, allow office, retail, and commercial service uses with limits on floor area and standards to ensure compatibility with residential uses permitted in Special High Density Residential areas.

4.V.4. Allow existing commercial uses to remain or improve in Special High Density Residential areas as long as such uses are integrated with surrounding development.

4.V.5. Require all Special High Density Residential developments to provide a minimum of 40 percent of the total gross area to be landscaped, natural, and/or recreation areas. This landscaping requirement may be reduced during the design review process when pedestrian amenities or amenities that provide opportunities for active or passive recreation are substituted for gross land area.

4.V.6. Understructure or underground parking may be required.

COMMERCIAL

This section of Chapter 4 addresses the location of commercial land and the physical development of commercial zoning districts. Chapter 8, *Economics*, establishes policies for other aspects of commerce, such as commercial growth, economic diversity, and employment.

The Neighborhood Commercial zoning district is intended to allow for uses that provide goods and services to residential neighborhoods in locations easily accessible to these neighborhoods with minimal negative impacts. Neighborhood Commercial uses are compatible with residential areas and may be located in residential areas.

Community Commercial areas are designated for local shopping and services, including large grocery stores and other frequently patronized community services. Sale of a limited range of goods and services is allowed. Trade areas may encompass several neighborhoods. Uses are generally compatible with adjacent neighborhoods. Professional offices are allowed in this land use category.

Office Commercial areas are designated for a mix of offices; clean, light manufacturing; multifamily residential uses; and other compatible uses. Commercial service and retail uses are allowed on a limited basis.

Office Apartment areas are intended to provide for: a mix of office uses and compatible uses, such as residential uses; a high standard of architectural design and landscaping; and pedestrian improvements and pedestrian-oriented site and building design to support non-auto trips. Office Apartment areas are designated as mixed-use areas with an emphasis on office and multifamily residential uses. Compatible land uses may be allowed on a limited basis. This land use category includes uses generally compatible with development within designated Corridors.

General Commercial areas are designated for sale of a wide range of goods and services. Trade areas for establishments within this district may be extensive. This category includes uses which may be incompatible with residential areas. Outdoor storage and display are permitted. Manufacturing (excluding primary processing of raw materials), professional offices, and multifamily residential uses are allowed in this land use category.

Retail Commercial areas are also designated for sale of a wide range of goods and services. Trade areas for establishments within this district may be very extensive. This category provides for intensive retail development, with limits on some land extensive uses, and also limits on outdoor storage. Professional offices and multifamily residential uses are allowed in this land use category.

GOALS

- Provide opportunities for a wide range of commercial activity ranging from convenience establishments close to neighborhoods to major regional shopping centers.
- Ensure that access, siting, and design of commercial developments are suitable for the type of commercial activity.
- Provide for the efficient utilization of commercial areas while protecting adjacent properties and surrounding neighborhoods.
- Ensure that the minimum operational requirements of development are provided on-site.
- Encourage attractive, compact shopping areas offering a wide range of goods and services.
- Ensure that traffic attracted to commercial development will not adversely affect neighborhoods.
- Limit expansion of commercial strips and encourage better design of existing strips to make them more functional and attractive.
- Allow mixed use.

4.W. Neighborhood Commercial and All Urban Commercial Plan Designation Policies

4.W.1. Determine permitted uses through zoning. Zoning of Commercial areas shall be consistent with this Plan. Timing of zoning district application shall be in accord with the orderly development of the County.

4.W.2. Require all developments to be subject to a design review process.

4.W.3. Implement dimensional and development standards to address compatibility, function, and aesthetics.

4.X. Neighborhood Commercial Policies

4.X.1. Implement a Neighborhood Commercial zoning district, which may be applied to sites with a land use plan designation of Low Density Residential, Medium Density Residential, Medium High Density Residential, or High Density Residential. The Neighborhood Commercial zoning district may be applied to sites within residential areas which either have an historical commitment to neighborhood commercial uses, or satisfy all the following criteria:

4.X.1.1. The conditional use criteria of the Zoning and Development Ordinance.

4.X.1.2. The new site, or expanded site, is necessary to provide convenience commercial uses which are not currently available within the service area. "Service area", for purposes of this policy, shall be either:

a. The readily accessible area within 2,000 feet of the proposed site; or
b. A defined area with a minimum of 500 existing or potential dwelling units which

are closer to the proposed site, and have as good or better access to the proposed site, than to existing commercial sites considering distance and topographical barriers. Potential dwelling units shall be determined on the basis of existing zoning.

4.X.1.3. Each Neighborhood Commercial site should be a maximum of one acre in size. To allow clustering of convenience uses, additional area may be added up to a maximum total area of two acres.

4.X.1.4. Sites shall have direct access to a street of at least a collector classification and preferably an arterial.

4.X.1.5. Sites should not include more than one quadrant of an intersection. If more than one quadrant is approved, it shall be shown that undue traffic congestion will not result.

4.X.2. Cluster buildings in Neighborhood Commercial areas to prevent strip development and require buildings to be compatible in design and scale with the surrounding neighborhood.

4.X.3. Require that improvements to streets be made when necessary prior to or concurrent with development. Bicycle/pedestrian facilities shall be provided.

4.Y. Community Commercial Policies

4.Y.1. The following areas may be designated Community Commercial when the first criterion is met or all of the other criteria are met:

4.Y.1.1. Areas having an historical commitment to commercial uses.

4.Y.1.2. Areas which are separated from similar commercial uses by a least one-half mile. Each Community Commercial area should not exceed 10 acres.

4.Y.1.3. Areas having direct access to a street of at least a minor arterial classification. Siting should not result in significant traffic increase on local streets serving residential areas.

4.Y.1.4. Areas which do not increase an existing commercial strip.

4.Y.2. Require improvements to streets and/or transit access when necessary prior to or concurrent with development.

4.Y.3. Require sidewalks and bicycle facilities.

4.Y.4. Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.

4.Y.5. Require curbs, drainage controls, underground utilities, and street lighting.

4.Z. Office Commercial Policies

4.Z.1. The following areas may be designated Office Commercial:

4.Z.1.1. Properties or areas currently developed with office commercial uses or committed to such uses, or which are adjacent to properties developed or committed to such uses, and are required in order to protect such uses from incompatible development.

4.Z.1.2. Properties offering high visibility from a major highway or arterial which will not draw traffic through single-family neighborhoods.

4.Z.1.3. Properties or areas which provide a buffer between residential and commercial or industrial properties.

4.Z.2. Allow, as primary uses, institutional and cultural facilities, high-density housing, and bed and breakfast establishments.

4.Z.3. Allow service commercial uses with limits on the percent of floor area to be occupied.

4.Z.4. Require improvements to streets and/or pedestrian and transit access when necessary prior to or concurrent with development.

4.Z.5. Limit and define access to facilitate efficient and safe traffic movements. Joint access provisions for vehicular and pedestrian movement between developments shall be required when uses are complementary or compatible.

4.Z.6. Discourage the use of large semi-trailer trucks while providing for local delivery-sized vehicles.

4.Z.7. Provide for high-quality building and site design through the application of strict development standards.

4.Z.8. Protect and promote Office Commercial areas for developments which project a positive image.

4.Z.9. Require sidewalks, drainage controls, underground utilities, and street lighting.

4.AA. Office Apartment Policies

4.AA.1. Areas may be designated Office Apartment when they meet Policy 4.AA.1.1 or 4.AA.1.2:

4.AA.1.1. The area to be considered by the land use application is located in a Corridor design type area as defined in the Urban Growth Concept section of this Chapter.

4.AA.1.2. The area to be considered by the land use application is located on a Corridor street and the majority of the area is within 150 feet of the Corridor street right-of-way, and meets the following criteria:

a. Access to the site will meet transportation safety standards and not cause an unacceptable level of service on the Corridor street; and

b. The site can be developed consistent with access management plans that have been prepared for the Corridor street, e.g., Map X-SC-5, and consistent with access management requirements implemented by the Zoning and Development Ordinance and the County Roadway Standards.

4.AA.2. Allow multifamily or attached single-family dwelling uses in mixed-use buildings as part of developments that include office uses.

4.AA.3. Allow congregate housing facilities and nursing homes as limited uses.

4.AA.4. Allow compatible land uses as limited uses with limits on the amount of floor space used by the limited use.

4.AA.5. For each Office Apartment site area, a master plan for the entire contiguous site area designated Office Apartment shall be submitted for approval with any land use application. The master plan shall include a plan for consolidation of vehicular accesses for the entire site area. Master plan approval for Office Apartment site areas shall be required prior to allowing development or land divisions.

4.AA.6. Development shall comply with the following design requirements:

4.AA.6.1. Developments shall be designed at a pedestrian scale, with pedestrian amenities provided and pedestrian-oriented design used to support non-auto trips to the facility.

4.AA.6.2. Developments shall be designed in a series of low-rise buildings.

4.AA.6.3. Buildings shall be oriented towards streets.

4.AA.6.4. Development shall be integrated with the neighborhood using secondary accesses or, at minimum, pedestrian-only access to adjacent residential areas.

4.AA.6.5. Strict development standards shall be applied to provide for high-quality building and site design.

4.AA.6.6. Sidewalks, drainage controls, underground utilities, and street lighting shall be required.

4.AA.6.7. Improvements to streets and/or pedestrian and transit access shall be required when necessary, prior to, or concurrent with development.

4.AA.6.8. Access shall be limited and defined to facilitate efficient and safe traffic movements. Joint access provisions for vehicular and pedestrian movement between developments shall be required when uses are

complementary or compatible.

4.BB. General Commercial Policies

4.BB.1. The following areas may be designated General Commercial when either the first criterion is met or all of the other criteria are met:

- 4.BB.1.1. Areas having an historical commitment to commercial uses.
- 4.BB.1.2. Areas necessary to serve the shopping needs of County residents.
- 4.BB.1.3. Areas having access to a street of at least a major arterial classification or to a high capacity transit corridor. Siting should not result in significant traffic increase on local streets serving residential areas.
- 4.BB.1.4. Areas which do not increase an existing commercial strip or create new strips.
- 4.BB.1.5. Areas where adverse effects, such as traffic and noise, will have a minimal effect on adjacent neighborhoods or can be minimized through on-site improvements.
- 4.BB.1.6. Areas near employment centers.

4.BB.2. Require improvements to streets and/or transit access when necessary prior to or concurrent with development.

4.BB.3. Require sidewalks and bicycle facilities.

4.BB.4. Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.

4.BB.5. Require curbs, drainage controls, underground utilities, and street lighting.

4.BB.6. Allow manufacturing (excluding primary processing of raw materials) and high-density housing within General Commercial areas.

4.CC. Retail Commercial Policies

4.CC.1. Provide for retail commercial areas incorporating high standards and an attractive image, to meet regional shopping needs for a wide range of goods and services accessible by transit and automobile in areas such as the Clackamas Town Center.

4.CC.2. Provide for development oriented toward mass transit and pedestrian amenities.

4.CC.3. The following areas may be designated Retail Commercial when either the first criterion is met or all of the other criteria are met:

- 4.CC.3.1. Areas having an historical commitment to commercial uses.
- 4.CC.3.2. Areas necessary to serve the shopping needs of County residents.

4.CC.3.3. Areas having access to a street of at least a major arterial classification or to a high capacity transit corridor. Siting should not result in significant traffic increase on local streets serving residential areas.

4.CC.3.4. Areas which do not increase an existing commercial strip or create new strips.

4.CC.3.5. Areas where adverse effects, such as traffic and noise, will have a minimal effect on adjacent neighborhoods or can be minimized through on-site improvements.

4.CC.3.6. Areas near employment centers.

4.CC.4. Require improvements to streets and/or transit access when necessary prior to or concurrent with development.

4.CC.5. Require sidewalks and bicycle facilities.

4.CC.6. Limit and define access to facilitate efficient and safe traffic movements. Joint access and provisions for vehicular and pedestrian movement between developments shall be required when necessary.

4.CC.7. Require curbs, drainage controls, underground utilities, and street lighting.

4.CC.8. Allow high-density housing within Retail Commercial areas.

INDUSTRIAL

This section of the Land Use Chapter addresses the location of industrial land and the physical development of industrial districts. Other aspects of industry such as industrial growth, diversity and employment are addressed in Chapter 8, *Economics*.

The Campus Industrial designation shall be limited to areas currently designated as Campus Industrial.

Business Park, Light Industrial and General Industrial areas are designated to accommodate manufacturing, processing, storage, wholesale distribution, and research facilities, as well as other compatible industrial and commercial uses. Primary uses in Business Park areas generate no outdoor processing, storage, or display. Primary uses in Light Industrial areas generate minimal outdoor storage and no outdoor processing or display. General Industrial areas are intended to allow outdoor processing, storage, and display, with design and operational criteria to mitigate impacts on adjacent uses. In all industrial areas, development standards, including site planning, building type, truck and traffic circulation, landscaping, buffering, and screening shall be satisfied to ensure compatibility with, and an attractive appearance from, adjacent land uses.

GOALS

- Provide, via existing Campus Industrial land, attractive areas for mixed uses including clean, employment-intensive industrial and office uses integrated with housing.
- Provide areas for general industry that meet the locational requirements of prospective industries and protect designated industrial areas from encroachment of incompatible uses.
- Protect Industrial areas from the transportation impacts of residential and commercial development.
- Protect areas adjacent to industrial areas from potential blighting effects of noise, dust, odor or high truck traffic volumes.
- Conserve the supply of industrial land.

4.DD. Campus Industrial Policies

4.DD.1. The Campus Industrial designation, and corresponding Campus Industrial zoning district, shall be limited to areas currently designated Campus Industrial.

4.DD.2. Determine permitted uses by zoning. Zoning of Campus Industrial areas shall be consistent with this Plan and the stated purpose of compatible zoning districts. The zone should allow light industrial uses which do not produce substantial noise, smoke, dust, noxious odors or truck traffic. Offices, high density residential uses, and commercial retail and service uses for employees and residents shall be allowed.

4.DD.3. Require a unified site design for all properties within the Campus Industrial district.

Clearly identify entrances and exits within the area and integrate internal circulation within the area.

4.DD.4. Require in all Campus Industrial development a minimum of 25 percent of the total developed area to be landscaped and integrated with the open space system. Landscaping may be shared between developments within the Campus Industrial district.

4.DD.5. Provide for pedestrian/bicycle circulation within the Campus Industrial area as well as access to transit corridors and, where applicable, to nearby medium or high density residential areas.

4.DD.6. Require curbs, drainage controls, underground utilities and street lighting.

4.DD.7. Require all Campus Industrial developments to be subject to the design review process.

4.EE. Business Park Policies

4.EE.1. Areas may be designated Business Park when all of the following criteria are met:

- 4.EE.1.1. Areas with good access to an existing or planned four-lane major arterial, expressway, or better road.
- 4.EE.1.2. Areas adjacent to a street of at least a collector status.
- 4.EE.1.3. Areas with significant natural or man-made amenities, as long as other criteria apply.

4.EE.2. The Business Park zoning district implements this designation.

4.EE.3. Require landscaping and strictly limit outdoor processing, outdoor storage and outdoor display, to enhance the appearance on site and from off site.

4.EE.4. Require all Business Park uses to be subject to development standards intended to maintain high aesthetics in the area.

4.EE.5. Require curbs, sidewalks, drainage controls, underground utilities and street lighting.

4.FF. Light Industrial Policies

4.FF.1. The following areas may be designated Light Industrial when either the first or all of the other criteria are met:

- 4.FF.1.1. Areas having an historical commitment to industrial uses.
- 4.FF.1.2. Areas with excellent access to the regional transportation network.
- 4.FF.1.3. Areas with access to a street of at least a minor arterial classification.

4.FF.1.4. Areas with sites large enough for several industries to cooperatively design an industrial park.

4.FF.2. The Light Industrial zoning district implements this designation.

4.FF.3. Determine permitted uses through zoning. Zoning of Light Industrial areas shall be consistent with this Plan and the stated purpose of compatible zoning districts. Timing of zoning district application shall be in accord with the orderly development of the County.

4.FF.4. Limit land uses other than industrial or industrially related uses.

4.FF.5. Clearly identify entrances and exits to facilitate efficient traffic movement. The internal circulation system should have broad lanes and turnarounds large enough to accommodate truck traffic. Access streets should include curbs and gutters.

4.FF.6. Require landscaping and limit outdoor processing, outdoor storage and outdoor display to enhance the appearance on site and from off site.

4.FF.7. Provide for pedestrian and bicycle access to adjacent transit corridors and, where applicable, to nearby residential areas. Require sidewalks when appropriate.

4.FF.8. Require storm drainage control measures as an integral part of all industrial area development to compensate for large roofs and paved parking areas within industrial areas.

4.FF.9. Require underground utilities and street lighting.

4.FF.10. Require all Light Industrial developments to be subject to the design review process.

4.FF.11. Encourage coordinated utility and traffic improvements in industrial land divisions.

4.GG. General Industrial Policies

4.GG.1. The following areas may be designated General Industrial when either the first or all of the following criteria are met:

4.GG.1.1. Areas having an historical commitment to industrial uses.

4.GG.1.2. Areas with availability of rail service, access to navigable water, known mineral deposits or freeway access.

4.GG.1.3. Areas where buffering land uses or physical features provide protection for lower intensity land uses, particularly Low Density Residential areas.

4.GG.1.4. Areas having access to a street of at least a major arterial classification. Sites within the broader district may be accessed by roads of a lower classification.

Designation shall not result in significant traffic increase on streets of less than a collector status serving residential areas.

4.GG.1.5. Areas with sites large enough to accommodate expansion of individual establishments or serve several establishments within one district.

4.GG.2. The General Industrial zoning district implements this designation.

4.GG.3. Determine permitted uses through zoning. Zoning of General Industrial areas shall be consistent with this Plan and the stated purpose of compatible zoning districts. Timing of zoning district application shall be in accord with the orderly development of the County.

4.GG.4. Limit land uses other than industrial or industrially related uses.

4.GG.5. Clearly identify entrances and exits to facilitate efficient traffic movement. The internal circulation system should have broad lanes and turnarounds large enough to accommodate truck traffic. Access streets should include curbs and gutters.

4.GG.6. Require landscaping to enhance the appearance on site and from off site.

4.GG.7. Provide for pedestrian and bicycle access to adjacent transit corridors and, where applicable, to nearby residential areas.

4.GG.8. Require storm drainage control measures to be an integral part of the site design and improvements if site development includes large roof and paved parking areas.

4.GG.9. Require sidewalks, when appropriate.

4.GG.10. Require curbs, underground utilities and street lighting.

4.GG.11. Require all General Industrial developments to be subject to the design review process.

OPEN SPACE AND FLOODPLAINS

The protection of open space resources is an important objective, but the designation of an area as Open Space does not mean development is prohibited. Development can occur within the framework of preservation of essential open space elements, and the functioning of natural systems. Open space preservation also need not mean public ownership or public access. Many alternatives and methods of open space protection are available. An open space network must be established through early acquisition, where appropriate, or the imposition of clear, consistent controls on land containing significant natural resources or hazards.

Open space often coincides with areas subject to natural hazards, including the undeveloped 100-year floodplain. Floodplains consist of areas which are periodically inundated from stream flows, causing damage to property and threatening the lives of residents. The 100-year floodplain has an average flood frequency of at least once every 100 years, or a one-percent probability of flooding in any particular year. A distinct set of policies has been formulated to deal with the special problems associated with flood hazard areas.

GOALS

- Protect the significant natural features and systems of the County for the enjoyment of all residents and visitors.
- Protect a network of open space to balance development within the urban area and provide needed contrast in the urban landscape.
- Provide opportunities for needed recreation facilities.
- Protect the lives and property of County residents from natural hazards.

4.HH. Open Space Policies

4.HH.1. Designate as Open Space areas of land or water substantially free of buildings or other significant structures which also are one of the following:

4.HH.1.1. Natural resource areas with recognized unique or significant value, primarily those associated with stream/river corridors and hillsides.

4.HH.1.2. Areas with some constraint or degree of hazard for development, such as landslides, steep slope, or flooding.

4.HH.1.3. Existing parks and other committed open areas, such as golf courses, playgrounds, and cemeteries.

4.HH.2. Establish three categories of Open Space within the northwest urban area: Resource Protection, Major Hazards, and Public and Community Use.

4.HH.2.1. The purpose of Resource Protection Open Space is to protect natural resources and the open character of designated areas while allowing development according to the Plan. Resource Protection Open Space is land in one the following categories:

a. The flood fringe of 100-year floodplains

b. Areas within 100 feet of mean low water on all major rivers and 50 feet of any other permanent stream
c. Land within the Willamette River Greenway
d. Wetland areas
e. Distinctive urban forests
f. Hillsides of more than 20 percent slope
g. Areas of high visual sensitivity
h. Other distinctive or unique natural areas (see Natural Resources Chapter)
i. Undeveloped public land with potential for recreation.

4.HH.2.2. The purpose of Major Hazards Open Space is to protect the public from natural hazards. Major Hazards Open Space is land in any of the following categories:
a. The floodway of 100-year floodplains
b. Areas of known landslide hazard
c. Areas of severe erosion, unstable soil, or earth movement

4.HH.2.3. The purpose of Public and Community Use Open Space is to preserve community open space and its associated benefits, such as recreation. Public and Community Use Open Space is land in any of the following categories:
a. Parks and other recreation facilities
b. Cemeteries
c. Other publicly or commonly owned lands which function as open space

4.HH.3. Require that all residential developments over one acre in size and having 10 percent or more of designated Open Space, be Planned Unit Developments or flexible lot land divisions.

4.HH.3.1. Protect open space features by clustering development away from the more sensitive areas within a site, assembling adjacent parcels into a larger development, transferring density within the development, and reviewing design, landscaping, color and materials for compatibility with the site and natural features.

4.HH.3.2. Development on land which includes wetlands shall be designed to (1) maintain water quality and the natural function of wetlands, (2) reduce and absorb flood runoff and stabilize water flow, and (2) protect wildlife habitats.

4.HH.3.3. Apply to Major Hazard Open Space areas a Low Density Residential zone consistent with the area for the purpose of computing density transfer.

4.HH.4. Require that industrial and commercial development not disturb land designated as Open Space, unless unavoidable for the reasonable development of the site. Develop criteria for land coverage and development intensity to guide site planning and reduce impacts on open space features. Dedication of land for purposes of developing the urban parks and trail program shall be required as appropriate.

4.HH.5. Prepare, in a timely manner, a site analysis for any development in the northwest urban area affecting land designated as Open Space. In addition, the County may prepare an analysis for development in an area of high visual sensitivity for any development having significant impact upon the County.

4.HH.5.1. The County's analysis will supplement the applicant's environmental assessment and include the following:

a. An evaluation of the proposed development's impact on the relevant natural systems or features of the open space network.
b. Identification of applicable provisions or criteria of this Plan.
c. Alternatives to the proposal which might better achieve the optimum siting or design layout and protect the site's open space values.
d. An evaluation of the potential for public acquisition or dedication as part of the urban park or trail system.

4.HH.6. Prohibit development of areas designated Major Hazard Open Space except as provided in Policy 2.1 of the Natural Resources and Energy chapter, Natural Hazards Section, and Policy 4.R.4.3(b).

4.HH.7. Implement Public and Community Use Open Space through an Open Space zone. Public recreation or other compatible private or public uses and structures should be allowed, including golf pro shops, school play equipment, or park restrooms.

4.HH.8. Permit public acquisition of land intended for Public and Community Use Open Space purposes in all land use categories and amend the Land Use Plan Map accordingly.

4.HH.9. Use the best available data to make decisions on the extent to which a site may be developed in areas designated Open Space.

4.HH.10. Conversion of land designated Public and Community Use open space may occur when an alternate use proposal is accompanied by suitable retention or replacement of open space, developed recreation or other suitable compensating actions.

4.II. Floodplain Policies

4.II.1. Designate as Floodplains the areas within 100-year floodplains. Refine Floodplain

designations upon completion of detailed floodplain information including floodway and flood fringe.

4.II.2. Encourage floodplains to be retained as open space in order to protect their ability to convey and store water. The use of Floodplains shall conform to the requirements of the Floodplain Management Zoning District.

- 4.II.2.1. Restrict development and/or fill in the flood fringe to insure that danger to life and property will not result. The natural flow of water shall not be restricted, nor shall development which would significantly increase flood elevations be permitted.
- 4.II.2.2. Prohibit development and/or fill in the floodway due to risk to life and property, flow diversion and increased flood elevations. Possible exceptions to this policy are commercial or industrial activities of a water-dependent nature approved by the U.S. Army Corps of Engineers and/or Division of State Lands.
- 4.II.2.3. Allow riprap or other streambank protection measures only when they comply with river management policies in the Natural Resources and Energy chapter.
- 4.II.2.4. Prohibit storage of toxic or hazardous materials in the floodplain. Materials used for construction which may be inundated shall be of such strength and quality that they will not deteriorate, and shall be able to withstand water pressure or the high velocity of flowing water.
- 4.II.2.5. Require structures in the floodplain to be secured to prevent flotation. Septic tank lids shall be sealed to prevent loss of contents during flooding.
- 4.II.2.6. Require the lowest floor of buildings designed for human occupancy to be at least one foot above the 100-year flood elevation.

UNINCORPORATED COMMUNITIES

Unincorporated Communities, as defined in Chapter 660, Division 22 of the Oregon Administrative Rules, are settlements located outside urban growth boundaries in which concentrated residential development is combined with limited commercial, industrial, or public uses. Unincorporated Communities may have limited public facilities and services.

There are four types of Unincorporated Communities:

Rural Community: an Unincorporated Community consisting primarily of residential uses but also including a minimum of two commercial, industrial, or public land uses. Redland, Beavercreek, Colton, Boring, Wildwood/Timberline, and Zigzag Village are Rural Communities.

Rural Service Center: an Unincorporated Community consisting primarily of commercial and industrial uses providing goods and services to the surrounding rural area or persons traveling through. Mulino and Rhododendron are Rural Service Centers.

Resort Community: an Unincorporated Community that was established primarily for, and continues to be used primarily for, recreation or resort purposes. A Resort Community includes residential and commercial uses as well as overnight lodging. Wemme/Welches is a Resort Community.

Urban Unincorporated Community: an Unincorporated Community that includes at least 150 permanent dwelling units and a mixture of other land uses, including three or more commercial, industrial, or public land uses. An Urban Unincorporated Community includes areas served by community water and sewer. Government Camp is an Urban Unincorporated Community.

GOALS

- Provide for commercial and industrial development necessary to serve surrounding Agriculture, Forest, and Rural areas.
- Provide residential areas supportive of the commercial and industrial uses.
- Recognize and protect communities and their historic character.
- Provide a balance of residential, commercial, and industrial uses conducive to a healthy economy for the community.
- Provide employment opportunities for residents of the Unincorporated Community and surrounding non-urban areas.

4.JJ. General Unincorporated Community Policies

4.JJ.1. The following areas may be designated Unincorporated Communities:

4.JJ.1.1. Land which has been acknowledged as a Statewide Planning Goal 3 or 4 exception area and historically considered to be part of the community provided the land only includes existing, contiguous concentrations of:
- a. commercial, industrial, or public uses; and/or
- b. dwelling units and associated residential lots at a greater density than exception lands outside Unincorporated Communities;

4.JJ.1.2. Lands planned and zoned for farm or forest use provided such land:
- a. is contiguous to Statewide Planning Goal 3 or 4 exception lands included in the community boundary;
- b. was occupied as of October 28, 1994 by one or more of the following uses: church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility;
- c. includes only that portion of the lot or parcel that is occupied by the use(s) above; and
- d. remains planned and zoned for farm or forest use.

4.JJ.2. Prohibit the expansion of Unincorporated Communities into areas of natural hazards.

4.JJ.3. Guide management of land use patterns in Unincorporated Communities by policies in this Plan and by those in community plans which are prepared as part of the County's continuing planning program as described in Chapter 11, *The Planning Process*.

4.JJ.4. Require development to be contingent upon the ability to provide public services (e.g., school, water, fire, telephone).

4.JJ.5. Develop roads in a manner and to a level compatible with Unincorporated Communities.

4.JJ.6. Residential uses should be allocated in a manner and to a level that supports the commercial and industrial uses and provides housing opportunities to meet needs while maintaining compatibility with adjacent land use designations.

4.JJ.7. Limit industrial uses to:

4.JJ.7.1. Uses authorized under Statewide Planning Goals 3 and 4;

4.JJ.7.2. Expansion of a use existing on December 5, 1994;

4.JJ.7.3. Small-scale, low- impact industrial uses, as defined in Oregon Administrative Rules (OAR) 660-022-0030(11);

4.JJ.7.4. Uses that require proximity to a rural resource, as defined in OAR 660-004-0022(3)(a);

4.JJ.7.5. New uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;

4.JJ.7.6. New uses more intensive than those allowed under Policies 4.JJ.7.1 through 7.JJ.7.5, provided an analysis set forth in this Plan demonstrates, and land use regulations ensure:

a. That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;

b. That such uses would not rely upon a work force employed by uses within urban growth boundaries; and

c. That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries; and

4.JJ.7.7. Industrial uses, including accessory uses subordinate to industrial development, sited on an abandoned or diminished industrial mill site, as defined in the Clackamas County Zoning and Development Ordinance, provided the uses will be located only on the portion of the mill site that is zoned for industrial uses.

4.JJ.8. Limit commercial uses to:

4.JJ.8.1. Uses authorized under Statewide Planning Goals 3 and 4;

4.JJ.8.2. Small-scale, low-impact uses as defined in OAR 660-022-0030(10); and

4.JJ.8.3. Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.

4.JJ.9. Encourage commercial and industrial uses to locate in Unincorporated Communities to provide employment opportunities to residents of the communities and the surrounding non-urban area.

4.JJ.10. Require design review for commercial and industrial development.

4.JJ.11. Public facilities in Unincorporated Communities should be expanded or developed only when consistent with maintaining the rural character of the community.

4.JJ.12. Increased water service to an area shall not be used in and of itself to justify reduced lot sizes.

4.JJ.13. Sewerage systems shall be contained within urban growth boundaries or Unincorporated Community boundaries, and shall not be allowed to expand to land outside of such boundaries, except as provided by the Oregon Revised Statutes for abandoned or diminished mill sites.

4.KK. Unincorporated Community Residential Policies

4.KK.1. Apply a plan designation of Unincorporated Community Residential to residential areas in Unincorporated Communities, except as modified by Chapter 10.

4.KK.2. Implement the Unincorporated Community Residential plan designation through application of the Rural Area Residential 1-Acre (RA-1) zoning district.

4.KK.3. Implement dimensional and development standards to address compatibility, function, and aesthetics.

RURAL COMMERCIAL

Rural Commercial lands are those that are outside urban growth boundaries and that are suitable based on specific factors for commercial development on a rural scale.

GOALS

- To provide for the continuation of commercial uses in non-urban areas having an historical commitment to such uses.
- To implement the goals and policies of this Plan for commercial development in Unincorporated Communities.

4.LL. Rural Commercial Policies

4.LL.1. The Rural Commercial plan designation may be applied in non-urban areas to provide for commercial uses that are necessary for, and on a scale commensurate with, rural development.

4.LL.2. The Rural Commercial (RC) zoning district implements the Rural Commercial plan designation.

4.LL.3. Areas may be designated Rural Commercial when either the first or both of the other criteria are met:

4.LL.3.1. Areas shall have an historical commitment to commercial uses; or

4.LL.3.2. Areas shall be located within an Unincorporated Community; and

4.LL.3.3. The site shall have direct access to a road of at least a collector classification.

4.LL.4. Implement dimensional and development standards to address compatibility, function, and aesthetics.

RURAL INDUSTRIAL

GOALS

- To provide for the continuation of industrial uses in non-urban areas having an historical commitment to such uses.
- To provide for the industrial redevelopment of abandoned or diminished mill sites.
- To implement the goals and policies of this Plan for industrial development in Unincorporated Communities.

4.MM. Rural Industrial Policies

4.MM.1. The Rural Industrial plan designation may be applied in non-urban areas to provide for industrial uses that are not labor-intensive and are consistent with rural character, rural development, and rural facilities and services.

4.MM.2. The Rural Industrial (RI) zoning district implements the Rural Industrial plan designation.

4.MM.3. Areas may be designated Rural Industrial when the first, the second, or both of the other criteria are met:

4.MM.3.1. Areas shall have an historical commitment to industrial uses; or (

4.MM.3.2. The site shall be an abandoned or diminished mill site, as defined in the Zoning and Development Ordinance, provided that only the portion of the site that was improved for the processing or manufacturing of wood products may be designated Rural Industrial; or

4.MM.3.3. Areas shall be located within an Unincorporated Community; and

4.MM.3.4. The site shall have direct access to a road of at least an arterial classification.

RURAL

Rural lands are exception lands, as defined in Oregon Administrative Rules 660-004-0005(1), that are outside urban growth boundaries and Unincorporated Communities and are suitable for sparse settlement, such as small farms, woodlots, or acreage home sites. They lack public facilities or have limited facilities and are not suitable, necessary, or intended for urban, agricultural, or forest use.

GOALS

- To provide a buffer between urban and agricultural or forest uses.
- To perpetuate the rural atmosphere while maintaining and improving the quality of air, water, and land resources.
- To conserve open space and protect wildlife habitat.

4.NN. Rural Policies

4.NN.1. Areas may be designated Rural if they are presently developed, built upon, or otherwise committed to sparse settlement or small farms with limited, if any, public services available.

4.NN.2. Designation of additional Rural lands shall be based on findings that shall include, but not be limited to:

4.NN.2.1. Reasons why additional Rural land is needed or should be provided;

4.NN.2.2. An evaluation of alternative areas in the County that should be designated Rural and a statement of why the chosen alternative is more suitable;

4.NN.2.3. An evaluation of the long-term environmental, economic, social, and energy consequences to the locality, region, or state of designating the area Rural; and

4.NN.2.4. Reasons why designating the area Rural will be compatible with other adjacent uses;

4.NN.3. Areas impacted by major transportation corridors, adjacent to urban growth boundaries or areas designated Rural, and for which public services are committed or planned shall be given priority in designating additional Rural areas.

4.NN.4. Residential lot sizes shall be based upon:

4.NN.4.1. Parcelization;

4.NN.4.2. Level of existing development;

4.NN.4.3. Topography;

4.NN.4.4. Soil conditions;

4.NN.4.5. Compatibility with the types and levels of available public facilities;

4.NN.4.6. Proximity to Unincorporated Communities or an incorporated city; and
4.NN.4.7. Capacity and level of service of the road network

4.NN.5. Existing large lots should be reduced to meet future rural housing needs prior to expanding the areas designated as Rural.

4.NN.6. Areas with marginal or unsuitable soils for agricultural or forest use shall be given a higher priority for conversion to rural development than areas with more suitable soils.

4.NN.7. Public facilities should be expanded or developed only when consistent with maintaining the rural character of the area.

4.NN.8. Increased water service to an area shall not be used in and of itself to justify reduced lot sizes.

4.NN.9. The County shall encourage grouping of dwelling units with lot sizes less than the minimum allowed by the zoning district when such development is compatible with the policies in this Plan and the overall density of the zoning district.

4.NN.10. Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.

4.NN.11. The Rural Area Residential 2-Acre (RA-2), Rural Residential Farm/Forest 5-Acre (RRFF-5), and Farm/Forest 10-Acre (FF-10) zoning districts implement the goals and policies of the Rural plan designation. These zoning districts shall be applied in Rural areas as follows:

4.NN.11.1. The RA-2 zoning district shall be applied when all the following criteria are met:

a. Parcels are generally two acres or smaller.
b. The area is significantly affected by development.
c. There are no natural hazards, and the topography and soil conditions are well suited for the location of homes.
d. A public or private community water system is available.
e. Areas are in proximity or adjacent to an Unincorporated Community or incorporated city.
f. In areas adjacent to urban growth boundaries, RA-2 zoning shall be limited to those areas in which virtually all existing lots are two acres or less.

4.NN.11.2. The RRFF-5 zoning district shall be applied when all the following criteria are met:

a. Parcels are generally five acres.
b. The area is affected by development.

c. There are no serious natural hazards, and the topography and soils are suitable for development.
d. Areas are easily accessible to an Unincorporated Community or incorporated city.

4.NN.11.3. The FF-10 zoning district shall be applied when one or more of the following criteria are met:

a. Parcels are generally ten acres.
b. The area is developed with a mixture of uses not consistent with extensive commercial agriculture or forestry uses.
c. Access to an Unincorporated Community or an incorporated city is generally poor.

4.NN.12 Implement dimensional and development standards to address compatibility, function, and aesthetics.

AGRICULTURE

Agriculture areas are those of predominantly Class I through IV soils as identified by the United States Natural Resources Conservation Service or as identified in more detailed data; and other lands that are suitable for farm use due to soil fertility, suitability for grazing, climatic conditions, existing or future potential for irrigation, land use patterns, or accepted farming practices or are necessary to permit farming practices to be undertaken on adjacent or nearby lands.

GOALS

- Preserve agricultural use of agricultural land.
- Protect agricultural land from conflicting uses, high taxation and the cost of public facilities unnecessary for agriculture.
- Maintain the agricultural economic base of the County and increase the County's share of the agricultural market.
- Increase agricultural income and employment by creating conditions that further the growth and expansion of agriculture and attract agriculturally related industries.
- Maintain and improve the quality of air, water, and land resources.
- Conserve scenic and open space.
- Protect wildlife habitats.

4.OO. Agriculture Policies

4.OO.1. The following areas shall be designated Agriculture:

4.OO.1.1. Areas with predominantly Class I through IV agricultural soil as defined by the United States Natural Resources Conservation Service or identified as agricultural soil by more detailed data;

4.OO.1.2. Areas generally in parcels of 20 acres or larger;

4.OO.1.3. Areas primarily in agricultural use;

4.OO.1.4. Areas necessary to permit farming practices on adjacent lands or necessary to prevent conflicts with the continuation of agricultural uses;

4.OO.1.5. Other areas in soil classes different from NRCS I through IV when the land is suitable for farm use as defined in Oregon Revised Statutes 215.203(2)(a), taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farm practices.

4.OO.2. Agriculturally related industries shall be encouraged.

4.OO.3. Land uses that conflict with agricultural uses shall not be allowed.

4.OO.4. New sewer facilities shall not be allowed in Agricultural areas.

4.OO.5. Roads shall be developed in a manner and to a level compatible with maintaining Agricultural areas.

4.OO.6. Education and dissemination of information on agricultural crops, methods, and technology; special tax assessment programs; and new land-use techniques should be encouraged.

4.OO.7. Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.

4.OO.8. The Exclusive Farm Use (EFU) zoning district implements the goals and policies of the Agriculture plan designation and should be applied in Agriculture areas.

4.OO.9. Forest zoning districts which require a minimum lot size of 80 acres or larger may be applied in Agriculture areas provided the primary uses are forest and forest-related and that permitted uses will not conflict with agricultural uses.

4.OO.10. Except on lands within urban growth boundaries or as provided by the Oregon Revised Statutes for abandoned or diminished mill sites, exceptions to Statewide Planning Goals 3 and 4 shall be required for a plan amendment from the Agriculture designation to any designation other than Forest.

FOREST

Forest areas are composed of existing and potential forestlands that are suitable for commercial forest uses. Also included are other forested lands needed for watershed protection, wildlife and fish habitat, and recreation, lands where extreme conditions of climate, soil, and topography require maintenance of vegetative cover, and forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife habitat, scenic corridors, and recreational use.

GOALS

- To conserve forestlands.
- To protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of timber as the leading use on forestland.
- To conserve, protect, and enhance watersheds, wildlife and fisheries resources, agriculture, and recreational opportunities that are compatible with the primary intent of the plan designation.
- To minimize wildfire hazards and risks.
- To enhance and protect other environmentally sensitive areas.

4.PP. Forest Policies

4.PP.1. The following areas shall be designated Forest:

4.PP.1.1. Lands suitable for forest use;

4.PP.1.2. Lands predominantly capable of generating at least 85 cubic feet of timber per acre per year;

4.PP.1.3. Areas generally in forest uses;

4.PP.1.4. Areas which are environmentally sensitive or otherwise require protection (watersheds, areas subject to erosion, landslides, etc.) should be designated Forest;

4.PP.1.5. Forested areas which buffer more intense land uses from areas of less intense use may be designated Forest.

4.PP.2. Encourage forest-related industries.

4.PP.3. Prohibit land uses that conflict with forest uses.

4.PP.4. Housing should be limited in Forest areas because it is generally incompatible with forest uses due to fire danger and accepted forest practices such as herbicide spraying and slash burning.

4.PP.5. Prohibit commercial and industrial development in Forest areas.

4.PP.6. Prohibit new sewer facilities in Forest areas.

4.PP.7. Encourage use of a Homestead provision that allows retention of a homesite with an existing dwelling and transfer of the remaining property as long as the transfer is compatible with Forest policies.

4.PP.8. Lawfully established nonconforming structures and uses that are destroyed by fire, other casualty, or natural disaster shall be allowed to reconstruct, as provided by the Zoning and Development Ordinance.

4.PP.9. Apply zoning districts consistent with state, regional, and County goals and United States Forest Service land allocation and management plans to the Mt. Hood and Willamette National Forests.

4.PP.10. This Plan and implementing ordinance provisions shall not conflict with the Oregon Forest Practices Act.

4.PP.11. The Timber (TBR) and Ag/Forest (AG/F) zoning districts implement the goals and policies of the Forest plan designation. The TBR zoning district shall be applied to areas predominantly in forest use. The AG/F zoning district shall be applied to areas having such a mixture of agricultural and forest uses that neither Statewide Planning Goal 3 nor Goal 4 applies alone.

4.PP.12. Except on lands within urban growth boundaries or as provided by the Oregon Revised Statutes for abandoned or diminished mill sites, exceptions to Statewide Planning Goals 3 and 4 shall be required for a plan amendment from the Forest designation to any designation other than Agriculture.