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MIKE MCCALLISTER  
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

#### MEMORANDUM

TO: Planning Commission

FROM: Jennifer Hughes and Martha Fritzie, Planners

DATE: May 16, 2016

RE: File ZDO-256, Proposed Application of County Comprehensive Plan Land Use Designations and Zoning Districts to Land Formerly in the City of Damascus

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On your agenda for the May 23<sup>rd</sup> meeting is a study session on ZDO-256, a proposal to apply the county's Comprehensive Plan and Zoning and Development Ordinance to lands removed from the City of Damascus. If adopted, the changes would apply to any property removed from the City of Damascus through de-annexation from the city or disincorporation of the city. On the effective date of the amendments, the changes would apply to land that has already de-annexed from the city and not been annexed to Happy Valley. After the effective date, the changes would apply on a rolling basis as additional land becomes unincorporated.

By the time of this study session, the results of the May 17<sup>th</sup> Damascus disincorporation vote likely will be known. If the vote is in favor of disincorporation, the effective date of that disincorporation will be July 18, 2016. If the vote is against disincorporation, this proposal is still timely because some lands have already de-annexed and more may do so in the future. In addition, another disincorporation vote could take place.

Shortly after incorporating, the City of Damascus adopted the Clackamas County Comprehensive Plan and Zoning and Development Ordinance as they existed on January 17, 2005. The city has not amended these documents. (Two zone changes have been approved by the county—acting on the city's behalf—for properties with urban Plan designations applied prior to Damascus incorporation.) Since 2005, however, the county has adopted numerous changes to the text of its Plan and ZDO and to Plan maps of a general nature (e.g., transportation system maps), resulting in significant differences between the city's provisions and the county's. Pursuant to Oregon Revised Statutes 215.130(3), the city's Plan and ZDO continue to apply to land removed from the city until the county provides otherwise. This proposal is intended to bring unincorporated property under the county's land use regulations for ease of administration and for consistency with similarly planned and zoned land elsewhere in the county.

As a technical matter, the county is proposing Comprehensive Plan land use designation map amendments and zoning district map amendments to apply the county's Plan designation and zoning district in place of the corresponding city Plan designation and zoning district. For example, city Rural Industrial becomes county Rural Industrial, city Exclusive Farm Use becomes county Exclusive Farm Use, etc. County overlay zones would apply as well. In most cases, these correspond to existing city overlay zones. The practical effect of these map amendments is to apply the the county's current Plan and ZDO text to the affected properties. Attached is a summary of the county amendments that have occurred to the Plan and ZDO since Damascus adopted those documents in 2005, excluding those amendments that do not apply in the geographic area covered by Damascus. Also attached are maps showing the existing and proposed Plan designations and zoning for the affected area.

Your hearing on this proposal is scheduled for June 13, 2016, with the BCC hearing to follow on June 22, 2016. The schedule is somewhat compressed because we are hoping to have the proposal take effect by July 18, the date that Damascus disincorporation takes effect, if the May 17 vote passes.

**Legislative Amendments Made to the Clackamas County Comprehensive Plan and Zoning and Development Ordinance since January 17, 2005 (date of adoption by City of Damascus)\***

**File Number    Summary of Amendments**

ZDO-196        Effective 4/13/06. Board Order 2006-89. Plan amendments to Chapter 4 to change the criteria for application of the Rural Industrial Plan designation as they relate to abandoned or diminished mill sites; Housekeeping Plan amendments to Chapters 3, 5, 7 and 11. Ordinance amendments to Section 604 to increase the maximum floor area for industrial uses and to exempt abandoned or diminished mill sites from the floor area standard and to Section 202 to adopt a definition of abandoned or diminished mill site. Housekeeping ordinance amendments to Sections 307 through 310 and 505. Conforming ordinance amendments to Sections 707, 835, 1005 and 1007.

ZDO-200        Effective 1/20/05. Board Order 2005-07. Ordinance amendments to Sections 1022 and 1202 to revise the concurrency provisions.

ZDO-204        Effective 3/24/05. Board Order 2005-58. Ordinance amendments to Sections 202, 302, 305, 306, 312, 313, 1002, 1012, 1013, 1014, 1603, 1604, 1605, 1701 and 1702 and conforming amendments to Sections 301, 303, 304, 307, 308, 309, 310, 311, 314, 502, 503, 504, 505, 507, 508, 509, 601, 702, 707, 712, 713, 818, 821, 822, 832, 835, 901, 902, 903, 1001, 1003, 1005, 1007, 1008, 1009, 1010, 1011, 1017, 1018, 1019, 1020, 1102, 1103, 1105, 1106, 1204, 1205, 1607, 1703, 1704, 1705 and 1706. Deletes Sections 828, 1015 and 1601. Amends the method of calculating minimum density; restructures the density provisions in their entirety; provides for attached single-family dwellings as primary uses in the MR-1 and MR-2 zones; achieves consistency in referencing different dwelling types; amends the side yard setback standard for three-story buildings in the MR-1 and MR-2 zones; revises the front yard setback and lot coverage standards in the MR-1 zone; modifies the applicability of the corner vision standard in the RR zone; modifies the side yard setback standard for property above 3,500 feet in elevation and the method of calculating the rear yard setback in the HR zone; amends the lot coverage standard in planned unit developments.

- ZDO-206 Effective 4/13/06. Board Order 2006-90. Ordinance amendments to Section 1007; Deletion of Section 1020 and addition of Section 1107; Conforming ordinance amendments to Sections 303, 304, 314, 401, 406, 407, 506, 507, 508, 601, 602, 603, 606, 1702 and 1706; Revises dimensional standards for parking spaces; Housekeeping amendments to property line adjustment standards; Deletes Section 1020 and moves property line adjustment standards to a new Section 1107.
- ZDO-207 Effective 11/30/06. Board Order 2006-517. Ordinance amendments to Sections 401, 406, 407, 813, 1010 and 1022; Adopts new Section 806; Conforming amendments to Sections 301 through 310, 312, 313, 314, 505 and 604; Allows a home occupation to host events as a conditional use in the RR, RA-1, RA-2, RRF-5, FF-10, FU-10, EFU, TBR and AG/F zoning districts and establishes approval criteria for such uses; Clarifies that the hosting of events is a conditional use in other zoning districts that currently allow service and recreational uses; Relocates and clarifies the sign standards for service and recreational uses; Housekeeping amendments.
- ZDO-208 Effective 6/29/06. Board Order 2006-258. Ordinance amendments to Sections 306, 312 and 1102; Conforming amendments to Sections 835, 1007, 1016, 1103, 1105, 1106 and 1703; Replaces minimum parking space standards that were mistakenly deleted from the HR and MRR zoning districts; Transfers appointing authority for the Design Review Committee from the Planning Commission to the Board of County Commissioners; Housekeeping amendments to the design review process standards.
- ZDO-211 Effective 1/25/07. Board Order 2007-61. Ordinance amendment to Section 1022; Amends transportation concurrency timeliness standard for STIP projects.
- ZDO-213 Effective 1/17/08. Board Order 2008-05. Ordinance amendment to Sections 202, 1001 and 1007; Plan amendment to Chapter 5; Adopts fee-in-lieu-of construction for certain frontage improvements; Amends sidewalk and pedestrian pathway requirements.
- ZDO-214 Effective 12/20/07. Board Order 2007-621. Ordinance amendments to Section 825; Conforming amendments to Sections 301-314, 401, 406, 407, 501-509, 601-604, 606, 702, 1603-1608 and 1701-1706; Amends requirements for manufactured dwelling park redevelopment; Housekeeping amendments to Section 825.

- ZDO-215 Effective 6/17/08. Board Order 2008-68. Ordinance amendments to Section 703; Amends Floodplain Management District provisions and adopts new floodplain maps.
- ZDO-216 Effective 6/5/08. Board Order 2008-69. Ordinance amendments to Sections 305, 306, 312 and 704; Amends RSCA provisions and deletes requirement for conditional use for certain stream corridor activities in the Mt. Hood zoning districts.
- ZDO-217 Effective 8/20/08. Board Order 2008-140. Ordinance amendments to Sections 104, 707, 1206, 1301, 1304, 1305 and 1502. Adds a procedure for a vested right determination; Provides for the waiver of land use application fees by the County Administrator or designee; Clarifies appeal procedures; Adds a procedure for re-filing a land use permit following revocation; Makes housekeeping changes.
- ZDO-218 Effective 1/5/09. Board Order 2008-197, adopted December 18, 2008. Plan amendments to Chapters 3 and 4 and Appendix A. Ordinance amendments to revise Sections 202, 704, 705, 1002, 1011 and 1012, add a new Section 706 and replace Section 709. Designates regionally significant riparian and publicly owned upland habitat as Habitat Conservation Areas in order to comply with Title 13 of Metro's Urban Growth Management Functional Plan; adopts regulations for Habitat Conservation Areas; adopt Metro's Title 3 requirements for regulating Water Quality Resource Areas outside the boundaries of Clackamas County Service District No. 1 and Surface Water Management Agency of Clackamas County; eliminates the Conservation Wetland District; exempts areas inside the Metro boundary or the Portland Metropolitan Urban Growth Boundary from the existing riparian and wetland regulations in Sections 704, 1002 and 1011; and deletes the riparian setback standards for onsite sewage disposal systems from Sections 704, 705 and 1002.
- ZDO-219 Effective 9/28/10. Ordinance ZDO-219. Plan amendments to Chapter 3. Ordinance amendments to Section 1002. Conforming amendments to Sections 301, 307, 308, 309, 310, 314, 401, 406, 407 and 1603. Establishes a five-year development restriction for excessive tree removal inside the Portland Metro UGB.
- ZDO-220 Effective 11/13/08. Board Order 2008-186. Ordinance amendments to Sections 308 and 802. Conforming amendments to Sections 301 and 1001. Provides for density bonuses for affordable housing and park dedications in two- and three-family developments approved pursuant to Section 802. Deletes two-family dwellings as a conditional use in the RA-2 zone in order to comply with state law. Requires design review for Section 802 developments.

- ZDO-221 Effective 4/22/10. Board Order 2010-33. Ordinance amendments to Sections 806 and 822 to permit Home Occupations to Host Events in an EFU, TBR or AG/F zoning district, if the subject property has a Historic Landmark overlay, and to make other minor revisions to the home occupation standards. Amendments to Sections 303, 304 and 1706 to add home occupations as an accessory use in the HDR, SHD and RCHDR zones. Conforming amendment to Section 406 to add home occupations to host events as a conditional use in the TBR zone.
- ZDO-222 Effective 8/18/10. Ordinance ZDO-222. Plan amendments to Chapter 3. Ordinance amendments to Section 1006. Conforming amendments to Sections 1022, 1102, 1105, 1106 and 1203. Adopts groundwater protection provisions. Makes housekeeping changes.
- ZDO-223 Effective 8/25/10. Ordinance ZDO-223. Plan amendments to Chapter 4, including a new Map IV-9. Designates urban and rural reserves.
- ZDO-224 Effective 5/31/11. Ordinance ZDO-224, adopted April 28, 2011. Ordinance amendments to promote sustainable development. Also includes many housekeeping changes. Amends Sections 200, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313,314, 401, 406, 407, 501, 502, 503, 504, 505, 507, 508, 509, 601, 602, 603, 604, 606, 701, 702, 711, 801, 804, 805, 806, 807, 809, 820, 821, 822, 823, 825, 829, 830, 835, 903, 1001, 1002, 1005, 1007, 1009, 1010, 1011, 1014, 1016, 1019, 1021, 1102, 1105, 1106, 1202, 1203, 1204, 1305, 1600, 1603, 1604, 1605, 1606, 1607, 1608, 1700, 1701, 1702, 1703, 1704, and 1706. Adopts new Sections 815, Produce Stands, and 1015, Parking and Loading. Deletes Sections 506, Planned Commercial District, and 1022, Concurrency.
- ZDO-225 Effective 11/17/10. Ordinance ZDO-225, adopted 8/19/10. Plan amendments to Chapter 5, including a new Map V-12. Implements Interchange Area Management Plans for the Sunrise Corridor.
- ZDO-229 Effective 11/4/10. Ordinance ZDO-229, adopted 11/4/10. Ordinance amendments to Section 401 to implement changes to EFU state statutes per House Bill 3099 (2009).

- ZDO-230 Effective 9/26/11. Ordinance ZDO-230, adopted 8/25/11. Ordinance amendments to standardize the majority of land use permit approval periods and time extension criteria; clarify the term “implementation” for various permit types in relation to approval periods; require pre-application conferences for several of the more complex application types; correct and clarify dimensional standards in the Rural Tourist Commercial District, particularly in the Government Camp village; clarify the connection with the County Roadway Standards language concerning transportation system adequacy and safety; make clarifying amendments to the property line adjustment standards; provide for home occupations for canine skills training as a conditional use in the EFU, TBR and AG/F zoning districts; make clarifying and corrective changes to the Planned Mixed Use District provisions; and make various minor “housekeeping” amendments. Amends Sections 401, 406, 407, 501, 504, 703, 704, 705, 706, 709, 822, 1002, 1007, 1016, 1102, 1103, 1104, 1105, 1106, 1107, 1202, 1203, 1205, 1206, 1301, 1305 and 1703. Adopts a new Section 836, Home Occupations for Canine Skills Training.
- ZDO-231 Effective 1/31/12. Ordinance ZDO-231, adopted 1/19/12. Ordinance amendments to adopt four levels of mobile vending unit developments and establish one of those levels as exempt from review; adopt review criteria and review processes for the other three levels; list one or more levels of mobile vending units as a primary, accessory or limited use in many base zoning districts; adopt a definition of mobile vending unit; adopt sign standards for mobile vending units; and replace an on-street parking provision for part of the RTC zone in Government Camp that was inadvertently deleted under ZDO-224. Amends Sections 202, 306, 501, 502, 503, 504, 505, 507, 508, 509, 601, 602, 603, 604, 606, 1001, 1010, 1015, 1607, 1701, 1702, 1703, 1704 and 1707. Adopts a new Section 837, Mobile Vending Units.
- ZDO-232 Effective 3/12/12. Ordinance ZDO-232. Ordinance and Plan amendments to adopt the SE 172<sup>nd</sup> Avenue/SE 190<sup>th</sup> Drive Corridor Management Plan. Amends Sections 202 and 1007 of the ZDO. Amends Chapter 5—including Tables V-1 and V-5 and Maps V-1a, V-1b, V-2a, V-2b, V-3, V-7a, V-7b and V-10—and Appendices A and B of the Plan.
- ZDO-234 Effective 6/7/12. Ordinance ZDO-234. Ordinance amendments to update the EFU, TBR and AG/F zoning districts to conform to state law and align definitions of daycare facility and family daycare provider with state law. Conforming amendments to several other sections. Amends Sections 202, 401, 406, 407, 834, 903 and 1204.

- ZDO-235 Effective 5/14/12. Ordinance ZDO-235, adopted 5/3/12. Ordinance amendments to establish the existence and administrative structure of the Planning Commission and to provide consistent procedures for authorization of similar uses in commercial, industrial and mixed use zones. Housekeeping amendments to Sections 101 through 104. Adopts new Sections 105 and 106. Amends Sections 101, 102, 103, 104, 501, 502, 504, 505, 507, 509, 601, 602, 603, 604, 606, 707, 813, 1606, 1607, 1701, 1703 and 1707.
- ZDO-241 Effective 1/1/13. Ordinance ZDO-241, adopted 12/13/12. ZDO amendments to Sections 401, 407 and 836. Implements changes in state law; makes housekeeping amendments.
- ZDO-242 Effective 7/1/13. Ordinance ZDO-242, adopted 4/25/13. Comprehensive Plan amendments to Chapter 4 and Appendix B. Amends Plan provisions related to state-mandated population coordination; adds population coordination report as a supporting document to Plan.
- ZDO-243 Effective 9/9/13. Ordinance ZDO-243, adopted 8/8/13. Comprehensive Plan amendments to Chapters 4 and 8 and Map IV-8. ZDO amendments to Sections 202, 503, 601, 602, 604, 834, 1005, 1009, 1010, 1015, 1016, 1206 and 1704. Repeals Sections 603 and 606 of the ZDO. Amends Plan provisions related to industrial lands; adds Regionally Significant Industrial Areas to Map IV-8. ZDO Audit Year One; amends ZDO provisions regarding permitted uses, dimensional standards, and development standards in all five of the industrial zones; consolidates Light Industrial, General Industrial and Business Park Districts in Section 602; changes abbreviations from I-2 and I-3 to LI and GI for Light Industrial and General Industrial, respectively; repeals or updates several obsolete definitions; clarifies that perimeter landscaping requirements apply to loading areas; reduces the front yard setback standard for certain types of signs; and allows nonconforming dwellings to be replaced, expanded or remodeled without review of an application for alteration of a nonconforming use.

- ZDO-245 Effective 7/1/13. Ordinance ZDO-245, adopted 6/13/13. ZDO amendments to Sections 301, 307, 308, 309, 310, 314, 406, 407, 504, 806, 837, 1001, 1002, 1010, 1011, 1012 and 1603. Eliminates duplicate language and an incorrect citation in Section 504; amends conditional standards for Home Occupations to Host Events to conform to state law in the natural resource zones, to repeal the requirement that this use be in conjunction with a winery or historic landmark in natural resource zones, to allow alternative parking lot surfaces for this use in the rural area and to expand allowances for the use of tents to the extent consistent with state law; repeals General Terrain Preparation subsection of Section 1002; modifies standards for wildlife habitats and distinctive resource areas (deer and elk winter range, mount hood resource protection open space and significant natural areas); provides for increased signage for government uses outside the Portland Metropolitan Urban Growth Boundary and clarifies standards for changeable copy signs; makes housekeeping and conforming citation amendments.
- ZDO-246 Effective 3/1/14. Ordinance ZDO-246, adopted 1/30/14. Comprehensive Plan amendments to Chapters 4, 5 and 10 and to Map III-2 and Appendix B. ZDO amendments to Sections 202, 306, 309, 310, 312, 314, 809, 810, 822, 1005, 1007, 1009, 1015 and 1202. Transportation System Plan update; overhauls Plan Chapter 5, including changes to all maps and tables, with minor amendments to Chapter 4 and Map III-2 for conformity; amends transportation policies and maps in Chapter 10; repeals the Kruse Way Design Plan from Chapter 10; repeals Maps X-SV-2, X-CRC-2, X-CRC-5 and X-SC-4; adds references to new transportation background documents in Appendix B; amends ZDO provisions related to transportation; adopts definition of major transit stop and amends definitions of alley, major transit street and roadway in Section 202; revises in Section 1005 the maximum setback standards for structures at or near a major transit stop; revises Section 1007 for consistency with revised TSP and regional requirements; adds to Section 1015 a requirement for distinguishing between short-term and long-term bicycle parking; makes conforming amendments to Sections 306, 309, 310, 312, 314, 809, 810, 822, 1009 and 1202.
- ZDO-247 Effective 3/1/14. Ordinance ZDO-247, adopted 1/30/14. ZDO amendments to Sections 401, 406 and 407. Amends the EFU, TBR and AG/F zoning district provisions for consistency with changes in state law and to make housekeeping corrections.

- ZDO-248 Effective 10/13/14. Ordinance ZDO-248, adopted 9/11/14. Comprehensive Plan amendments to Chapter 11. ZDO amendments to Sections 106, 202, 305, 306, 307, 308, 309, 310, 312, 314, 401, 406, 407, 504, 505, 601, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 813, 818, 822, 829, 830, 835, 837, 1002, 1011, 1013, 1016, 1018, 1102, 1103, 1105, 1106, 1107, 1202, 1203, 1204, 1205 and 1206. Repeals ZDO Sections 104, 105, 1201, 1301, 1302, 1303, 1304, 1305, 1400 and 1500. Adopts ZDO Sections 1307, 1308, 1309 and 1310. Comprehensive revision of the Plan and ZDO provisions applicable to the filing and processing of land use applications and legislative proposals; repeals allowance for local appeal of ministerial decisions; limits Design Review Committee/Historic Review Board to recommending, not decisionmaking, and standardizes the length of terms/number of members; codifies current practice of mailing notice of application for Type II applications; reduces property owner notice distance in Mt. Hood zones from 500 to 300 feet; ZDO Audit Year Two.
- ZDO-249 Effective 10/13/14. Ordinance ZDO-249, adopted 9/11/14. Comprehensive Plan amendments to Chapters 4, 6 and 10. ZDO amendments to Sections 106, 202, 309, 312, 314, 601, 602, 824, 825, 903, 1005, 1009, 1012, 1014, 1016, 1018, 1102, 1203, 1206 and 1600. Repeals ZDO Sections 301, 302, 303, 304, 311, 313, 1603, 1604, 1605 and 1706. Adopts ZDO Sections 315, 838 and 839. Amends Plan and ZDO provisions implementing 18 urban residential zones; addresses permitted uses, dimensional standards and development standards for these 18 zones; consolidates urban residential zones in Section 315 and repeals 10 sections that previously regulated these zones; ZDO Audit Year Two.
- ZDO-250 Effective 10/13/14. Ordinance ZDO-250, adopted 9/11/14. Comprehensive Plan amendments to Chapters 4, 8 and 10. ZDO amendments to Sections 103, 315, 504, 601, 602, 827, 838, 839, 1001, 1005, 1007, 1009, 1010, 1011, 1012, 1015, 1016, 1102, 1104, 1202, 1203, 1204 and 1206. Repeals ZDO Sections 501, 502, 503, 507, 508, 509, 1600, 1602, 1606, 1607, 1608, 1700, 1701, 1702, 1703, 1704 and 1707. Adopts ZDO Sections 510, 511 and 512. Amends Plan and ZDO provisions implementing 13 urban commercial and mixed-use zones; addresses permitted uses, dimensional standards and development standards for these 13 zones; consolidates urban commercial and mixed-use zones in Sections 510, 511 and 512 and repeals 13 sections that previously regulated these zones; repeals the Village Commercial District due to annexation to the City of Happy Valley; ZDO Audit Year Two.
- ZDO-251 Effective 6/1/15. Ordinance ZDO-251, adopted 5/21/15. Comprehensive Plan amendments to Chapter 5—including Maps 5-11a through 5-11f and Tables 5-3a through 5-3d—Appendix A and Appendix B. Adopts Maps 5-12a and 5-12b. Implements the Active Transportation Plan, which is adopted by reference in Appendix A.

ZDO-252 Effective 6/1/15. Ordinance ZDO-252, adopted 4/30/15. Comprehensive Plan amendments to Chapters 4, 6 and 10. ZDO amendments to Sections 106, 202, 315, 510, 601, 604, 707, 711, 804, 805, 813, 819, 823, 825, 827, 838, 902, 903, 1005, 1006, 1009, 1010, 1012, 1013, 1014, 1015, 1016 and 1102. Repeals ZDO Sections 305, 306, 307, 308, 309, 310, 312, 314, 504 and 505. Adopts ZDO Sections 316, 317 and 513. Amends Plan and ZDO provisions implementing eight rural residential zones and two rural commercial; addresses permitted uses, dimensional standards and development standards for these eight zones; consolidates rural residential zones in Sections 316 and 317 and rural commercial zones in Section 513 and repeals 10 sections that previously regulated these zones; ZDO Audit Year Three.

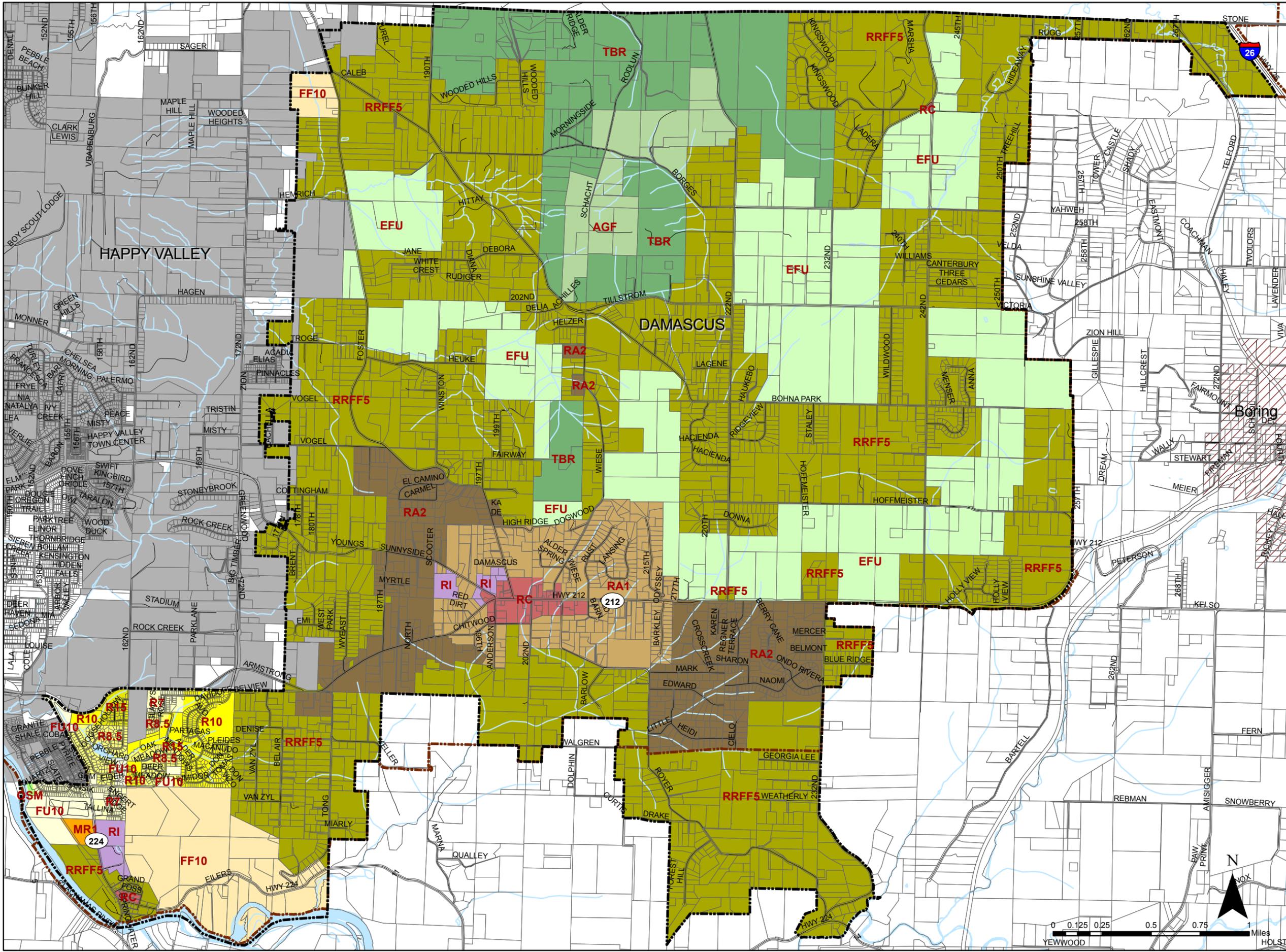
ZDO-253 Effective 6/1/15. Ordinance ZDO-253, adopted 4/30/15. Comprehensive Plan amendments to Chapter 4. ZDO amendments to Sections 202, 315, 316, 317, 510, 511, 512, 513, 601, 602, 604, 706, 710, 711, 1007, 1009, 1013, 1017, 1102, 1103, 1105, 1107, 1202, 1203, 1204, 1205, 1206 and 1307. Repeals ZDO Sections 803, 1101, 1104 and 1106. Adopts ZDO Sections 840 and 1311. Amends Plan and ZDO provisions implementing the development review process and criteria for discretionary; ZDO Audit Year Three.

ZDO-254 Effective 1/4/16. Ordinance ZDO-254, adopted 12/17/15. ZDO amendments to Sections 106, 202, 315, 316, 317, 401, 406, 407, 510, 511, 512, 513, 601, 602, 604, 822 and 1307. Repeals ZDO Section 801. Adopts ZDO Section 841. Adopts regulations for recreational marijuana production, processing, wholesaling and retailing and for medical marijuana retailing.

Effective 3/1/16. ZDO Amendments to Sections 202 and 841. Adopts regulations for medical marijuana production and processing.

\* This list excludes those amendments that do not apply in the geographic area covered by the City of Damascus.

# Map ZDO-256(1): Proposed Application of County Zoning to Properties Removed from Damascus\*



- 2004 Damascus boundary
- County line
- Urban growth boundary (UGB)
- Taxlots
- Happy Valley city limits

Existing Damascus zone**	Proposed County zone**
TBR	TBR
AGF	AGF
EFU	EFU
FF10	FF10
FU10	FU10
RRFF5	RRFF5
RA2	RA2
RA1	RA1
R7	R7
R8.5	R8.5
R10	R10
R15	R15
MR1	MR1
RC	RC
RI	RI
OSM	OSM



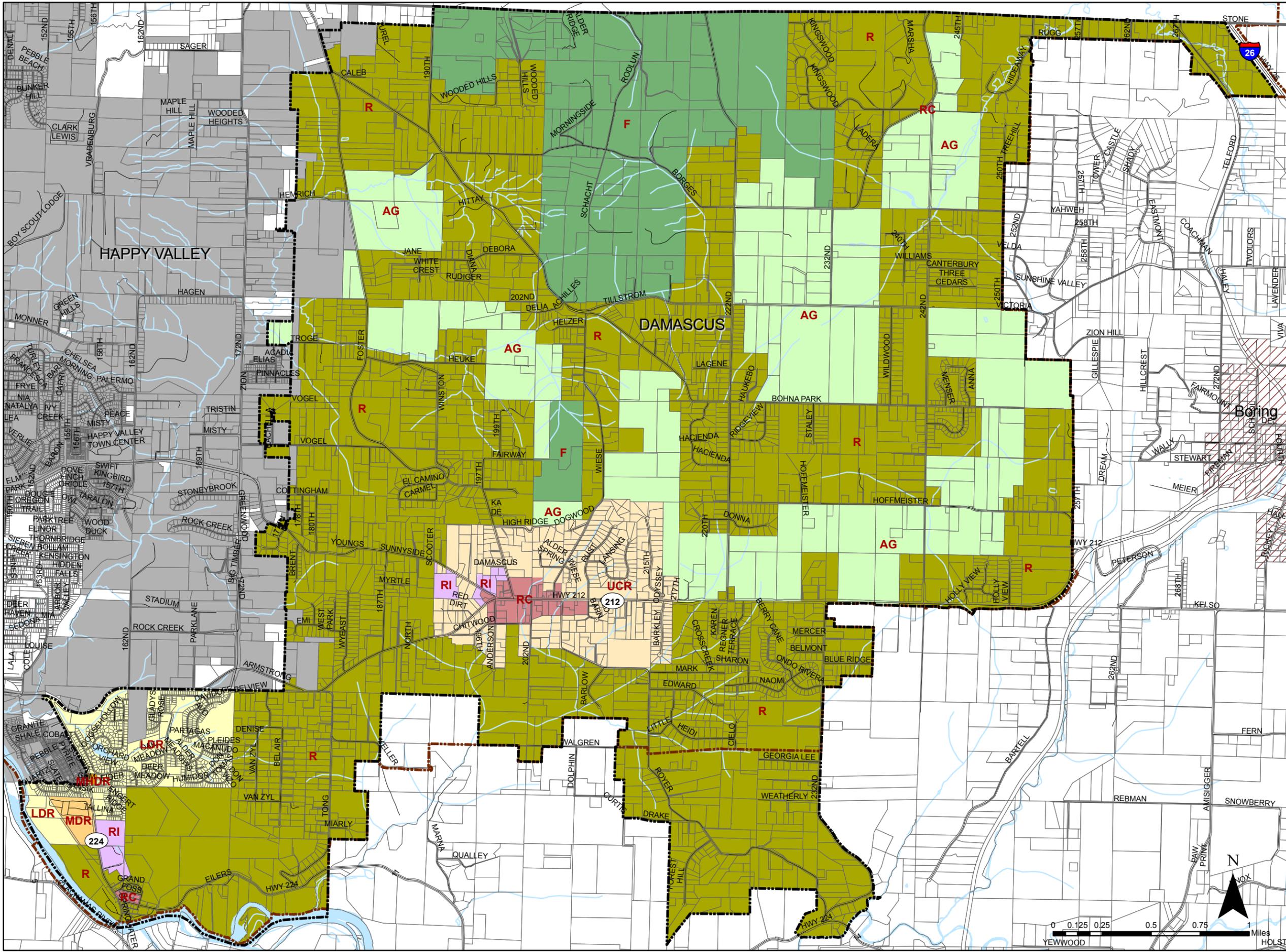
The information provided was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions.



\* Upon adoption, the zoning district changes would apply to land already removed from Damascus and would then apply on a rolling basis as additional land is removed either through de-annexation or disincorporation of the city.

\*\* Damascus zone means the zone as reflected in the 2005 Clackamas County Zoning & Development Ordinance (CCZDO), as adopted by the City of Damascus. County zone means that zone as reflected in the current version of the CCZDO.

# Map ZDO-256(2): Proposed Application of County Comprehensive Plan Designations to Properties Removed from Damascus\*



- 2004 Damascus boundary
- County line
- Urban growth boundary (UGB)
- Taxlots
- Happy Valley city limits

Existing Damascus Plan designation**	Proposed County Plan designation**
F	F
AG	AG
R	R
UCR	UCR
LDR	LDR
MDR	MDR
MHDR	MHDR
RC	RC
RI	RI



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\*\* Damascus Plan designation means the zone as reflected in the 2005 Clackamas County Comprehensive Plan (CCPlan), as adopted by the City of Damascus. County Plan designation means that zone as reflected in the current version of the CCPlan.