

902 LOT SIZE EXCEPTIONS

902.01 MINIMUM LOT SIZE EXCEPTIONS

- A. Minimum lot size exceptions do not apply within the Portland Metropolitan Urban Growth Boundary in the following zones: RA-1, RA-2, RRFF-5, FF-10, RC, and RI.
- B. The subdividing and partitioning of land shall comply with the minimum lot size provisions of the applicable zoning district, except under the following circumstances:
1. Bonus Density: A smaller lot size is necessary to provide bonus density dwelling units awarded under Section 1012, *Density*.
 2. Planned Unit Developments and Flexible-Lot-Size Developments: The smaller lots are within a planned unit development as provided under Section 1013, *Planned Unit Developments*, or a flexible-lot-size development as provided under Subsection 1014.04(B).
 3. Two or More Lawfully Established Dwellings on One Lot of Record: The smaller lot size is necessary to allow separate ownership of each of two or more lawfully established dwellings located on one lot of record with a Comprehensive Plan designation of Low Density Residential, Unincorporated Community Residential, or Rural. The number of separate lots created under this provision shall not exceed the number of lawfully established dwellings located on the lot prior to the division. This provision shall not apply to the creation of separate lots for accessory dwellings established on a lot with a Comprehensive Plan designation of Agriculture, Forest, or Rural, or for accessory dwelling units or guest houses, or for manufactured dwellings and residential trailers established under a temporary permit or within a manufactured dwelling park, or for dwellings established as a “replacement” for a historic landmark dwelling, where the continued use of the historic landmark dwelling for residential purposes was permitted as a conditional use in an HL, HD, or HC overlay zoning district.
 4. Conditional Use: The smaller lot size is for a conditional use, and the proposed lot satisfies the lot size and other special use requirements for the use, as specified in this Ordinance.
 5. Comprehensive Plan Boundary: When through a legislative zone change, a lot of record is divided by a Comprehensive Plan (Plan) boundary, the lot of record may be divided along the Plan boundary (access strips and parcels of less than one acre are excluded), provided:

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- a. The Plan boundary divides an Urban Plan designation from a Rural, Agriculture, or Forest Plan designation, or the Plan boundary divides a Rural Plan designation from an Agriculture or Forest Plan designation; and
- b. A lot of record, created pursuant to Subsection 902.01(B)(5), with an Agriculture or Forest Plan designation shall not be less than 80 acres.

902.02 MINIMUM LOT SIZE

No dwelling shall be built on a lot of record containing less than 3,000 square feet in area unless otherwise permitted in the applicable zoning district.

[Amended by Ord. ZDO-234, 6/7/12; Amended by Ord. ZDO-252, 6/1/15]