

File ZDO-219
Proposed Zoning and Development Ordinance Amendment
Draft Dated 2/11/10

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1001 GENERAL PROVISIONS

1001.01 PURPOSE

Section 1000 is adopted to:

- A. Implement the policies of the Comprehensive Plan for development standards;
- B. Ensure that natural features of the landscape, such as land forms, natural drainage ways, trees, and wooded areas, are preserved as much as possible and protected during construction;
- C. Promote energy conservation and efficiency in development through site planning, building orientation and design, and landscaping;
- D. Promote and maintain healthy environments, protect against noise, air, and visual pollution, and minimize development impacts upon surrounding properties and neighborhoods; and
- E. Allow for incentives and flexibility within development requirements to encourage functional, imaginative design solutions.

1001.02 APPLICABILITY, (3/24/05)

- A. Except where a different applicability standard is set forth elsewhere in Section 1000, Section 1000 shall apply to partitions; subdivisions; commercial and industrial projects; multifamily dwellings; two- and three-family dwellings; and attached single-family dwellings where three, or more dwelling units are attached to one another.
- B. Except where a different applicability standard is set forth elsewhere in Section 1000, the following portions of Section 1000 shall apply to detached single-family dwellings, and attached single-family dwellings where two dwelling units are attached to one another;

1 Subsection 1002.03, *Hillsides*;

2 Subsection 1002.04, *River and Stream Corridors*;

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3. ~~Subsection 1002.05, *Wildlife Habitats and Distinctive Resource Areas*;~~

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4. ~~Section 1003, *Hazards to Safety*;~~

5. ~~Section 1004, *Historic Protection*;~~

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6. ~~Section 1006, *Utility Lines and Facilities*;~~

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7. ~~Subsection 1007.05, *Pedestrian and Bicycle Circulation*; and~~

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8. ~~Subsection 1008.03, *General Standards*~~

B. The application of Section 1000 to a particular development shall be modified as follows:

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1. Development standards that are unique to a particular zoning district, including an overlay zoning district, shall be set forth in the section of this Ordinance that regulates that zoning district,

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2. Development standards that are unique to a use identified by this Ordinance as a "special use," shall be set forth in Section 800.

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3. Development standards that are unique to a Community or Design Plan Area identified in Chapter 10 of the Comprehensive Plan shall be set forth in the section of this Ordinance that regulates that Community or Design Plan Area,

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4. When conflicts arise in the application of the various standards set forth in Section 1000, identification and resolution of such conflicts shall be a function of the Development Review Process set forth in Section 1100, where applicable.

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1001.03 OTHER CODES PART OF THIS ORDINANCE

All development shall be subject to the following codes, which are hereby incorporated into this Ordinance:

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A. Oregon Specialty Codes, including: Structural, Residential, Mechanical, Plumbing, Electrical, and Manufactured Dwelling and Park;

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B. Oregon Fire Code;

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C. Oregon Plumbing Specialty Code. [11]

C. Chapter 9.01 of the Clackamas County Code, Uniform Code for the Abatement of Dangerous Buildings;

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D. Chapter 9.02 of the Clackamas County Code, *Application and Enforcement of the Clackamas County Building Code*.

E. Chapter 9.03 of the Clackamas County Code, *Excavation and Grading*, and

F. Any other code adopted by the Board of County Commissioners.

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This section sets forth the general standards for development of property and associated facilities within the unincorporated area of Clackamas County. The purpose of this		
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shall be subject to Subsection 1001.03 and the following		
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Utilities, including sewer and water, under Subsection		
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