

**SECTION 1000**

**DEVELOPMENT STANDARDS**

**1001 GENERAL PROVISIONS**

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1001.01 PURPOSE

[Repealed by Ord. ZDO-224, 5/31/11]

1001.01 APPLICABILITY

- A. Except where a different applicability standard is set forth elsewhere in Section 1000, Section 1000 shall apply to partitions; subdivisions; institutional, commercial, and industrial developments; manufactured dwelling parks; condominiums; multifamily dwellings; two- and three-family dwellings; and attached single-family dwellings where three or more dwelling units are attached to one another. Notwithstanding this provision, level one through three mobile vending units are not subject to Section 1000, except as set forth in Section 837.
  
- 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 1002.06, *River and Stream Corridors*;
  - 3. Subsection 1002.07, *Wildlife Habitats and Distinctive Resource Areas*;
  - 4. Section 1003, *Hazards to Safety*;
  - 5. Section 1004, *Historic Protection*;
  - 6. Section 1006, *Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency*;
  - 7. Subsection 1007.06, *Pedestrian and Bicycle Facilities*;
  - 8. Subsection 1007.10, *Fee in Lieu of Construction*; and
  - 9. Subsection 1008.03, *General Standards*.

[Moved from Subsection 1001.02 and amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12]

1001.02 CONFLICTS

If standards in this Ordinance conflict with one another to the extent that it is not possible for development to comply with both, or all, of the conflicting standards, the conflicts shall be resolved by giving precedence as follows, in descending order of importance:

- A. Standards required in Section 700 for an overlay zoning district;
- B. Standards required in Section 800 for a special use;
- C. Standards required in Chapter 10 of the Comprehensive Plan or Sections 1600, 1602, or 1700 for a community or design plan area;
- D. Standards required in the section of this Ordinance that regulates the underlying zoning district in which the subject property is located; and
- E. Standards required in Section 1000. If conflicts arise in the application of the various standards 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.

[Amended by Ord. ZDO-224, 5/31/11]

1001.03 OTHER CODES

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

- A. Oregon Specialty Codes, including: Structural, Residential, Mechanical, Plumbing, Electrical, Manufactured Dwelling Installation, Energy Efficiency, and Solar Installation;
- B. Oregon Fire Code;
- C. Chapter 9.01 of the Clackamas County Code, *Uniform Code for the Abatement of Dangerous Buildings*;
- 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*;
- F. The Clackamas County Roadway Standards; and
- G. Any other code adopted by the Board of County Commissioners.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

[Amended by Ord. ZDO-224, 5/31/11]