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Summary of Proposed Amendments to Comprehensive Plan Chapter 11, *The Planning Process*

1. Add tribes to coordination policies to acknowledge the importance of coordinating with tribes with an ancestral connection to land within Clackamas County and to implement the recently-adopted adopted Cultural Areas Rule (OAR 660-023-0210).
2. Amend Policy 11.B.3.1 to allow for a local, state, or tribal government in Oregon to initiate a legislative Comprehensive Plan amendment, if the application is to determine if a cultural landscape feature is significant and complete the Goal 5 process for a significant landscape feature pursuant to OAR 660-023-0030.
3. Amend Policy 11.B.3.1 to allow for a city to initiate a legislative Comprehensive Plan amendment for the purpose of amending that city's urban growth boundary.
4. Replace all instances of the term "citizen" with a more appropriate term, such as "members of the public" or "community members".

Summary of Proposed Amendments to Section 202, *Definitions*

1. Amend definition of *Dwelling Unit* to clarify that rooms that make up a dwelling unit must be internally connected.
2. Amend definition of *Middle Housing* to include detached dwelling units and bonus dwelling units for affordable and accessible housing, as required by HB 2138[2025].
3. Amend definition of *Single Room Occupancy* to include detached units, as required by HB 2138[2025].
4. Clarify list of example uses under definition of *Institutional Use* and remove references to uses that are not listed anywhere in the ZDO.

Summary of Proposed Amendments to Section 315, Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30), Village Standard Lot Residential (VR-5/7), Village Small Lot Residential (VR-4/5), Village Townhouse (VTH), Planned Medium Density Residential (PMD), Medium Density Residential (MR-1), Medium High Density Residential (MR-2), High Density Residential (HDR), Village Apartment (VA), Special High Density Residential (SHD), and Regional Center High Density Residential (RCHDR) Districts

1. Remove dwellings from Table 315-1, *Permitted Uses in the Urban Residential Zoning Districts*, and create new table (Table 315-2, *Permitted Dwellings and Other Residential Uses in the Urban Residential Zoning Districts*) that regulates dwelling units primarily by the number allowed per lot. The intent of these amendments is twofold:
 - To ensure the county's ZDO implements new middle housing regulations found in ORS 197A (and HB 2138[2025]), specifically the state's requirements to allow for detached "plexes". Although the proposed amendments use different terms than the state in some instances, the proposed amendments comply with the middle housing requirements in HB2138[2025] while maintaining existing requirements for duplexes, triplexes, and quadplexes allowed in other zoning districts that are not subject to HB 2138[2025].
 - To simplify the requirements, by regulating the number of dwelling units and whether they may be attached or detached or some combination of both, rather than include a long list of dwelling types that, under state law definitions, are no longer clearly distinct from one another and are often not consistent with the terminology used in the building code.
2. Allow increased lot coverage for bonus middle housing units, pursuant to HB2138[2025].
3. Permit manufactured dwelling parks as Primary Uses, rather than Condition Uses (a Type II application) in the Urban Low Density, R 2.5, and PMD Districts, subject to Design Review (as Type II application). This change is proposed to provide a more efficient pathway for manufactured dwelling parks, while ensuring the parks meet all applicable development standards in Section 1000, *Development Standards*.
4. Move a footnote related to minimum lot size for townhouses in the MR-1 and MR-2 Districts from Table 315-1, *Permitted Uses in the Urban Residential Zoning Districts* to Table 315-3, *Dimensional and Building Design Standards in the Urban Low Density Residential Zoning Districts*.
5. Include conforming amendments and other minor clarifying edits.

Summary of Proposed Amendments to Section 316, *Rural Area Residential 1-Acre (RA-1)*, *Rural Area Residential 2-Acre (RA-2)*, *Recreational Residential (RR)*, *Rural Residential Farm Forest 5-Acre (RRFF-5)*, *Farm Forest 10-Acre (FF-10)*, and *Future Urban 10-Acre (FU-10)* Districts

1. Adds an exception to the setback standards applicable to residential accessory structures when properties are both located in the FU-10 zoning district and have had a low-density residential comprehensive plan designation applied by the City of Oregon City to allow for property owners to develop under the setback rules applicable to accessory structures within the City of Oregon City's low density residential zones.
2. Adds setback exceptions for lots within a Planned Unit Development to lots in the FU-10 zoning district.
3. Clarifies that sewer system components that are subject to OAR 660-011-0060(4) and subject to a Type II review are those that are located outside an urban growth boundary but serve land inside an urban growth boundary.

Summary of Proposed Amendments to Section 401, *Exclusive Farm Use District (EFU)*

- Implement House Bill 4153 (2026), which is mandatory for local governments, by allowing farm stores
- Establish standards for farm stores in the five regulatory categories allowed by HB 4153: access/egress/parking; traffic management; noise management; hours of event operation; sanitation and solid waste
- Implement Senate Bill 1561 (2026), which is mandatory for local governments, by allowing restoration or replacement of a dwelling damaged or destroyed by a natural or involuntary event, subject to proposed new Section 850
- Clarify existing allowances for wireless telecommunication facilities
- Amendments also apply to the AG/F District

Summary of Proposed Amendments to Section 406, *Timber District (TBR)*

1. Implement Senate Bill 1561 (2026), which is mandatory for local governments, by allowing restoration or replacement of a dwelling damaged or destroyed by a natural or involuntary event, subject to proposed new Section 850
2. Clarify existing allowances for wireless telecommunication facilities
3. Add new uses allowed by state law related to wildfires and other natural disasters, including temporary dwellings, emergency campgrounds and temporary nonhazardous debris storage
4. Numerous amendments for clarity and to ensure consistency between state law and county regulations
5. Amendments also apply to the AG/F District

Summary of Proposed Amendments to Section 510, *Neighborhood Commercial (NC)*, *Community Commercial (C-2)*, *Regional Center Commercial (RCC)*, *Retail Commercial (RTL)*, *Corridor Commercial (CC)*, *General Commercial (c-3)*, *Planned Mixed Use (PMU)*, *Station Community Mixed Use (SCMU)*, *Office Apartment (OA)*, *Office Commercial (OC)*, and *Regional Center Office (RCO) Districts*

1. Where the use is allowed, allow the maximum density for single room occupancy units to equal three times the maximum density for dwelling units in the underlying zone, per HB 2138[2025].
2. Conforming amendments; update references.

Summary of Proposed Amendments to Section 602, *Business Park, Light Industrial, and General Industrial Districts (BP, LI and GI)*

1. Conforming amendments; update references.

Summary of Proposed Amendments to Section 822, *Home Occupations*

1. Change the formatting of the standards pertaining to the external evidence of home occupations to make them more clear for staff and applicants.

Summary of Proposed Amendments to Section 845, *Middle Housing*

1. Rename section from *Triplexes, Quadplexes, Townhouses, and Cottage Clusters* to “*Middle Housing*” to reflect the fact that new dwelling configurations of middle housing are allowed, per HB2138[2025].
2. Clarify applicability of Section 845 and include exemptions for certain existing development, as required under HB2138[2025].
3. Amend window and entry orientation standards for townhouses and middle housing with three or four attached or detached dwelling units, to be more consistent while remaining compliant with the requirements of the OARs and the Middle Housing Model Code.
4. Clarify that the entry orientation standards for lots with more than one frontage (corner or through lots) only need to be met on one frontage.
5. Clarify that where the term “public street” was used, it means “public, county, or state road”, as defined in Section 202, *Definitions*.
6. Clarify that driveway widths are measured from edge to edge of the provided hard surface.
7. Clarify that the distance between dwellings in a cottage cluster is measured from the closest points on each building, which may be an eave.
8. Add language that specifies walkways may cross driveways or parking areas, but must use methods to make the walkway clearly identifiable.
9. Allows a 20% reduction to rear and side setbacks for cottage clusters developed with bonus units, pursuant to Table 1012-01, *Bonus Density*.
10. Other minor clarifying amendments.

Summary of Proposed Addition of Section 850, *Restoration or Replacement of a Dwelling*

1. Adds a new section to the ZDO to implement Senate Bill 1561 (2026), which is mandatory for local governments
2. Establishes standards for the restoration or replacement of a dwelling damaged or destroyed by a natural or involuntary event
3. Applies in all zoning districts

Summary of Proposed Amendments to Section 903, *Setback Exceptions*

1. Implement a procedural fix to allow for nonconforming front setbacks to be maintained without an additional land use review process when a front setback is made nonconforming by a ROW dedication.

Summary of Proposed Amendments to Section 1001, *General Provisions*

1. Re-sort housing types into two categories: those within the R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-4/5, and VR-5/7 Districts and those in all other zoning districts.
2. Amend terms for middle housing in the R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-4/5, and VR-5/7 Districts to be consistent with new requirements under HB2138[2025] for detached middle housing dwelling units.

Summary of Proposed Amendments to Section 1005, *Site and Building Design*

1. Clarify that partial numbers resulting from the calculation of required techniques in Subsection 1005.05 are rounded up to the next whole number.
2. Conforming amendments; update references.

Summary of Proposed Amendments to Section 1006, *Utilities, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control*

1. Remove standards related to streetlighting within the Urban Growth Boundary. These standards were duplicative with the standards of Clackamas County Service District (CCSD) #5.
2. Replace an incorrect citation and clarify procedural requirements for land divisions of lots containing wells that are or will be abandoned.

Summary of Proposed Amendments to Section 1007, *Roads and Connectivity*

1. Conforming amendments; update references

Summary of Proposed Amendments to Section 1010, *Signs*

1. Clarify when Design Review is required for signs, limiting it to new freestanding signs.
2. Increase maximum square footage for a flag from 40 square feet to 47.5 square feet to allow for a military casket flag, which is typically 47.5 square feet, to be flown.

Summary of Proposed Amendments to Section 1012, *Lot Size and Density*

1. Include new requirement that, except in Urban Low Density Residential, VR-4/5, and VR-5/7 Districts, single room occupancy (SRO) units must be allowed at three times the density of multifamily dwelling units in the underlying zone, pursuant to HB2138[2025].
2. Clarify how to calculate maximum density for a SROs developed in conjunction with other dwelling units.
3. Include new affordable and accessible housing density bonuses for middle housing in the Urban Low Density Residential, VR-4/5, and VR-5/7 Districts, pursuant to HB2138[2025].
4. Includes conforming amendments.

Summary of Proposed Amendments to Section 1015, *Parking and Loading*

1. Conforming amendments; update references.

Summary of Proposed Amendments to Section 1102, *Design Review*

1. Require design review for manufactured dwelling parks (unless developed as a cottage cluster, where permitted). This amendment is proposed in conjunction with the proposal to allow manufactured dwelling parks as a primary use, rather than a conditional use. Manufactured dwelling parks are required to meet applicable standards in Section 1000, *Design Standards*, and design review is the appropriate process for this review since the standards would no longer be reviewed through the conditional use permit.

Summary of Proposed Amendments to Section 1105, *Subdivisions, Partitions, Replats, Middle Housing Land Divisions, Condominium Plats, and Vacations of Recorded Plats*

1. Amend standards for Middle Housing Land Divisions (MHLDs) to allow for an existing detached single family dwelling plus accessory dwelling unit or an existing duplex to remain on a lot created through a middle housing land division, as required by HB 2138 [2025]. Define “existing” for this context to mean the dwellings were legally established and fully constructed on January 1, 2027.
2. Correct typographical error.

Summary of Proposed Amendments to Section 1202, *Zone Changes*

1. Include amendment inadvertently omitted from prior amendment package; clarify that a zone change may be reviewed as a Type II-S procedure, if it qualifies as an “urban housing application”.

Summary of Proposed Amendments to Section 1307, *Procedures*

1. Cleanup of redundant citations within the Type II-S procedures.
2. Fix missing citations within Type II-S procedures.
3. Amendments necessary to implement new state requirements for cultural area resources and coordination with tribes in OAR 660-023-0210, developed through recent rulemaking:
 - Enable an Oregon-based government (defined as a local, state, or tribal government in Oregon) to initiate a Type IV Comprehensive Plan amendment to determine if a cultural landscape feature is significant and should be protected under Statewide Planning Goal 5.
 - Adopt procedures for notifying tribes with ancestral connections to lands in Clackamas County of Type II and III land use applications that propose ground disturbance.
4. Enable a city to initiate a Type IV Comprehensive Plan amendment to adopt an amendment to that city's urban growth boundary if the amendment has been approved by that city.
5. Includes conforming amendments.