

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

In the Matter of Referring Certain)
Proposed Zoning Code Amendments to the) RESOLUTION
Planning Commission for Recommendations) 93-357

WHEREAS, the Riverdale-Dunthorpe neighborhood is a residential area in unincorporated Multnomah County; and

WHEREAS, much of this area was platted into 5,000 square foot lots during the 1890's; and

WHEREAS, despite the plats, the zoning for the area, dating back to the 1940's, has applied much larger minimum lot sizes (20,000 to 30,000 square feet); and

WHEREAS, although much development in Riverdale-Dunthorpe has been on combined platted lots, complying with the larger lot requirements of modern zoning, there have been cases of construction on individual 5,000 square foot platted lots; and

WHEREAS, in these cases, questions of proper interpretation of the zoning code have arisen focusing on whether, under the so-called "grandfather provisions" of the zoning code, the owner of a platted 5,000 square foot lot may develop it or must consolidate it with adjacent platted lots before construction; and

WHEREAS, the county has interpreted the grandfather provisions permissively, allowing development on individual platted lots; and

WHEREAS, this interpretation has been criticized as inconsistent with other code provisions and the overall intent of the zoning code; and

WHEREAS, the Board wishes to have the proposed amendment to the grandfather provisions considered by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the attached draft code amendment is referred to the Planning Commission for report and recommendation pursuant to MCC 11.15.8405 and 11.15.8415

10/20/93:1

ADOPTED this 28th day of October, 1993



by *Beverly Stein*
Beverly Stein, Chair
Multnomah County, Oregon

Laurence Kressel
Laurence Kressel, County Counsel
of Multnomah County, Oregon

PROPOSED AMENDMENT TO MULTNOMAH COUNTY R-20 AND R-30 ZONES

For R-20 Zone
§ 11.15.2856 (D)

For R-30 Zone
§11.15.28 __ (D)

Notwithstanding any other provision of this zone, all property, no matter how platted or described, in separate ownership, and conveyed by a single deed as of the date this chapter became effective, shall be aggregated to the extent necessary to meet the minimum lot size requirements of this zone, and no remaining property shall be aggregated which does not continue to meet minimum lot size requirements.