



Land Use Planning Division

1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

Covenant - Notice of Zoning Compliance - Single Family Residence

I/We, _____ (print), as property owner(s) of _____ (address of property), also known as _____ (legal description of property) have applied to the County of Multnomah Planning Department (hereafter County) for authorization to (establish) (improve) a single family residence on the property. As part of proposed improvements, the property owners have included facilities which could potentially accommodate the use of the structure as a two family residence. The use of the property as a duplex or residence for two families is not permitted by the Multnomah County Land Use (Zoning) Code.

In consideration of the mutual covenants contained herein and the granting by the County of permits to the owners or any of them, owners agree:

To Maintain this Structure as a Single Family Residence.

The covenants herein are to run with the land, shall be binding on the current and future property owners and all parties and persons claiming through or under them, and may at any time be specifically enforced by the County unless an instrument executed by the County and property owners has been recorded agreeing to change these covenants in whole or in part,

Done this _____ day of _____, 20_____.

Signed _____ Signed _____
Owner Co-Owner

State of Oregon)
) ss.
County of Multnomah)

State of Oregon)
) ss.
County of Multnomah)

On _____, 20____, personally appeared the above name _____ and _____ and acknowledged the foregoing instrument to be a voluntary act and deed.

On _____, 20____, personally appeared _____ who being duly sworn did say that is the _____ of _____ and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and he acknowledged said instrument to be a voluntary act and deed.

Before me:

Before me:

Notary Public of Oregon

Notary Public of Oregon

My commission expires: _____

My commission expires: _____

Please See Reverse Side for Instructions

Instructions for Completion of Covenant

1. This form may be used when a proposed improvement includes amenities which facilitate a prohibited use but which may be permitted because it can also be utilized for a permitted use. The purpose of this covenant is to give assurance that the use will continue as the one approved.
2. Applicant(s) must complete each detail of the form.
3. The form must be signed before a notary public by the deed owners and contract purchasers.
4. The signed and notarized covenant must be recorded by the applicant in the County Deed Records, 501 SE Hawthorne Blvd., Portland. The County Recorder's phone number is 503-988-3034.
5. Prior to land use approval for a building permit, a copy of this covenant with the County Recording verification and plans must be filed with Multnomah County Planning.