

**CHAPTER 160**  
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**160.010. Classification of Uses.** Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual. (See SRC 113.090.) Numbers in parenthesis following a use designation indicate that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an SIC category are excluded from the permitted special or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter.

**160.020. Prohibited Uses** Within any P district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted in the particular district under SRC 160.030 to 160.120 unless the use is deemed an equivalent use pursuant to SRC 113.090(d) or allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 49-09)

**160.030. Permitted Uses; PA (Public Amusement) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PA district and to all such uses, generally, are permitted in the PA district:

- (a) **Services;**
  - (1) Commercial Sports (794);
  - (2) Public golf courses (7992);
  - (3) Amusement parks (7996);
  - (4) Amusement and recreation services, not elsewhere classified (7999) BUT EXCLUDING casinos;
  - (5) Museums, art galleries, botanical and zoological gardens (84); and
  - (6) Marinas (4493).

- (b) **Public administration:**
  - (1) Fire Protection (9224);
  - (2) National Security (971).
- (c) **Other uses:**
  - (1) Ball park;
  - (2) Dwelling for the caretaker or watchman;
  - (3) Parks, playgrounds, parkway, public, or private open space.
  - (4) Houseboats when developed in conjunction with a marina. (Ord No. 88-83; Ord No. 71-91; Ord No. 25-93; Ord No. 43-06)

**160.040. Permitted Uses; PC (Public and Private Cemeteries) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PC district and to all such uses, generally, are permitted in the PC district:

- (a) **Finance, insurance, and real estate:**
  - (1) Cemetery subdividers and developers (6553) - except mausoleum operations.
  - (2) Mausoleum operation with conditional use approval under SRC chapter 117.
- (b) **Services:**
  - (1) Funeral services and crematories (726), with conditional use approval under SRC chapter 117.
- (c) **Other uses:**
  - (1) Dwelling for a caretaker or watchman.

**160.050. Permitted Uses; PE (Public and Private Educational Services) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PE district and to all such uses, generally, are permitted in the PE district:

- (a) **Services:**
  - (1) Health services (80);
  - (2) Educational services (82);
  - (3) Social services (83).
- (b) **Public Administration:**
  - (1) Fire Protection (9224)
- (c) **Other uses:**
  - (1) Dwelling for the caretaker or watchman or housing for staff. (Ord No. 43-06)

**160.060. Permitted Uses; PH (Public and Private Health Services) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PH district and to all such uses, generally, are permitted in the PH district:

- (a) **Retail:**
  - (1) Drug stores and proprietary stores (591).
- (b) **Services:**
  - (1) Health services (80);
  - (2) Educational services (82), with conditional use approval as provided in SRC Chapter 117;
  - (3) Social services (83).
- (c) **Transportation, communications, electric, gas, and sanitary services:**
  - (1) General warehousing and storage when operated by a public entity (4225);
  - (2) Air transportation, Nonscheduled (452).
- (d) **Public administration:**
  - (1) Correctional institutions (9223);
  - (2) Fire Protection (9224);
  - (3) Public order and safety, not elsewhere classified (9229);

- (4) Administration of public health programs (9431).
- (e) **Other uses:**
  - (1) Dwelling for the caretaker or watchman; housing for staff. (Ord No. 91-83; Ord No. 116-94; Ord No. 37-96; Ord No. 43-06)

**160.070. Permitted Uses: PS (Public Service) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PS district and to all such uses, generally, are permitted in the PS district:

- (a) Transportation, communications, electric, gas, and sanitary services;
  - (1) Local and suburban passenger transportation (411);
  - (2) School buses (415);
  - (3) Terminal and service facilities for motor vehicle passenger transportation (417);
  - (4) U.S. Postal Service (43);
  - (5) Transportation by air (45);
  - (6) Electric, gas, and sanitary services (49).
- (b) Retail trade:
  - (1) Eating and drinking places (58).
- (c) Services:
  - (1) Health services (80);
  - (2) Educational services (82);
  - (3) Social services (83);
  - (4) Museums, art galleries, botanical and zoological gardens (84).
- (d) Public administration:
  - (1) Executive, legislative, and general government, except finance (91);
  - (2) Justice, public order, and safety (92);
  - (3) Public finance, taxation, and monetary policy (93);
  - (4) Administration of human resource programs (94);
  - (5) Administration of environmental quality and housing programs (95);
  - (6) Administration of economic programs (96).
  - (7) National security and international affairs (97);
- (e) Manufacturing:
  - (1) Office, computing, and accounting machines (357), when developed in conformance with the McNary Field Airport Master Plan;
  - (2) Electrical and electronic machinery, equipment, and supplies (36), when developed in conformance with the McNary Field Airport Master Plan.
- (f) Other uses:
  - (1) Dwelling for the caretaker or watchman;
  - (2) Solid waste disposal site as a specific conditional use under SRC chapter 118.
  - (3) Off-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 85-83; Ord No. 53-85; Ord No. 107-86; Ord No. 116-94)

**160.080. Permitted Uses; PM (Capitol Mall) District.** The following uses, when developed under the general development standards in this zoning code applicable to the PM district and to all such uses, generally, are permitted in the PM district:

- (a) **Dwellings, dwelling units, and temporary accommodations:**
  - (1) One single family dwelling, other than a mobile home, per lot;
  - (2) One duplex on a corner lot of 7,000 square feet or more;
  - (3) Unlimited number of dwelling units and guest rooms in apartment houses, court apartments, lodging houses, and condominiums;
  - (4) Dwelling unit or guest room for a caretaker or security guard;

**(b) Accessory uses and structures;**

- (1) Customary residential accessory buildings for private use of the property and its occupants;
- (2) Guest houses and guest quarters not in the main building provided such houses and quarters are and remain dependent upon the main building for either kitchen or bathroom facilities or both, and the guest facilities are used for temporary lodging and not as a residence;
- (3) Home occupations;
- (4) A private garage;
- (5) Storage for a commercial vehicle with a maximum of one commercial vehicle per dwelling;
- (6) Sleeping quarters in a garage for domestic employees of the resident of the main building;
- (7) Swimming pools for private use.

**(c) Transportation, communication, electric, gas, and sanitary services:** Air transportation, Nonscheduled (452).

**(d) Special commercial:**

- (1) Any residential complex housing more than 25,000 square feet in area may have therein a newsstand (5994), barber shop (724), beauty parlor (723), eating and drinking place (58), and dining rooms when conducted and entered only from within the building.

**(e) Retail trade:**

- (1) Eating and drinking places (58);
- (2) Tobacco stores and stands (5993);
- (3) News dealers and newsstands (5994).

**(f) Finance, insurance, and real estate:**

- (1) Depository Institutions (60);
- (2) Nondepository credit institutions (61);
- (3) Security and commodity brokers, dealers, exchanges, and services (62);
- (4) Insurance carriers (63);
- (5) Insurance agents, brokers, and service (64);
- (6) Real Estate (65);
- (7) Holding and other investment offices (67).

**(g) Services:**

- (1) Business services (73);
- (2) Automobile parking (752);
- (3) Offices of physicians (801);
- (4) Offices of dentists (802);
- (5) Offices of osteopathic physicians (803);
- (6) Offices of other health practitioners (804);
- (7) Legal services (81);
- (8) Libraries and information centers (823);
- (9) Social services (83);
- (10) Museums, art galleries, botanical and zoological gardens (84);
- (11) Membership organizations (86);
- (12) Engineering, Accounting, Research, Management, and Related Services (87);
- (13) Services, not elsewhere classified (899).

**(h) Public administration:**

- (1) Executive, legislative, and general government except finance (91);
- (2) Justice, public order, and safety (92);
- (3) Public finance, taxation, and monetary policy (93);
- (4) Administration of human resources programs (94);

- (5) Administration of environmental quality and housing programs (95);
- (6) Administration of economic programs (96);
- (7) National security and international affairs (97). (Ord No. 48-89; Ord No. 71-91; Ord No. 37-96)

**160.090. Common Uses.** In addition to the uses specified in SRC 160.030 to 160.100, the following uses are permitted in all P districts:

- (a) Agricultural production - crops (01);
- (b) Timber tracts (081);
- (c) Forest nurseries and gathering of forest products.
- (d) Transit stop shelters.
- (e) Public utility structures and buildings such as pump stations, reservoirs, radiomicrowave relay stations, telephone substations and electric substations.
- (f) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants.
- (g) Publicly owned and operated parks, golf courses, playgrounds and soccer fields. (Ord No. 53-83; Ord No. 146-84; Ord No. 97-88; Ord No. 71-91; Ord No. 116-94; Ord No. 83-99)

**160.100. Special Uses in P Zones.**

(a) The following uses, when restricted, developed, and conducted as required in SRC Chapter 119, are permitted in the PA, PC, PE, PH, and PS districts:

- (1) Mobile home as a dwelling for a caretaker;
- (2) Existing wildlife rehabilitation facility;
- (3) Wildlife rehabilitation facility;
- (4) Mobile food unit;
- (5) Compost facility for yard debris franchise haulers and government entities only, when located on the site of and in compliance with the Oregon State Corrections Area Plan as adopted by the Capital Planning Commission;
- (6) Antennas attached to existing or approved structures;
- (7) Freestanding support structures 70 feet or less in height whose base is greater than 300 feet from a R or CO zone and equipment enclosures;
- (8) Ambulance Station;
- (9) Ambulance Service Facility.

(b) In lieu of establishing any use listed in subsection (a) of this section as a special use under SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC Chapter 117 or 118. See SRC 119.010. (Ord No. 57-83; Ord No. 48-94; Ord No. 116-94; Ord No. 82-96; Ord No. 99-96; Ord No. 43-06)

**160.110. Administrative Conditional Uses.**

(a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in P district:

- (1) Freestanding support structures 36 and 70 feet in height, the base of which is within 300 feet of an R or CO district. (Ord No. 82-96)

**160.120. CONDITIONAL USES.** The following uses, with conditional use approval as provided in SRC chapter 117 or 118, as applicable, are permitted in the P district:

- (a) Freestanding support structures greater than 70 feet in height and equipment enclosures. (Ord No. 82-96)

## **DEVELOPMENT STANDARDS**

### **160.200. Height.** Within any P district:

- (a) Residential building structures erected, altered, or enlarged shall not exceed 35 feet in height.
- (b) No building or structure in a PC district shall exceed 35 feet in height.
- (c) Heights of accessory structures serving dwelling units are subject to the requirements of SRC 131.030.
- (d) A lot having a width less than 50 feet or an area less than 10,000 square feet shall have no building or structure in excess of 35 feet high.
- (e) Other buildings and structures shall not exceed 70 feet in height.

### **160.210. Lot Area and Dimensions.** Within any P district:

- (a) **Lot area.** The minimum lot area requirement for single family residential uses is 4,000 square feet.
- (b) The minimum lot area requirement for multiple family residential uses shall be 5,000 square feet plus additional lot area computed as follows:
  - (1) For the first through fifth dwelling unit:
    - (A) For each dwelling unit with one or less bedrooms - 750 square feet;
    - (B) For each dwelling unit with two bedrooms - 1,000 square feet; and
    - (C) For each dwelling unit with three or more bedrooms - 1,200 square feet.
  - (2) For the sixth dwelling unit and each succeeding dwelling unit, the following additional lot area shall be required:
    - (A) For each dwelling unit with two or less bedrooms: One story - 1,250 square feet; two or more stories - 1,000 square feet;
    - (B) For each dwelling unit with three or more bedrooms - 1,300 square feet.
    - (C) For each dwelling unit with three or more bedrooms - 1,700 square feet.
- (c) For buildings or structures exceeding 35 feet in height the minimum lot area is 10,000 square feet.
- (d) The minimum lot area for all uses in the P districts is 10,000 square feet.
- (e) **Lot dimension.** The minimum lot depth requirement is 80 feet, and the minimum lot width requirement is 50 feet, providing the minimum lot area is met; except that in the PM district, lots meeting the minimum area requirement of this section may be no less than 40 feet in width providing no building or structure exceeding 35 feet in height is erected thereon.
- (f) See SRC 130.260 for street frontage requirements.

### **160.220. Yards Adjacent to Streets.** Within any P district:

- (a) For buildings and structure not more than 35 feet in height there shall be a minimum required yard of 20 feet.
- (b) For buildings and structures exceeding 35 feet in height the minimum required yard shall be 20 feet plus one foot for each one foot of building height or fraction thereof above 35 feet but need not exceed 50 feet in depth.
- (c) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings, except that accessory buildings and structures serving dwellings shall meet the requirements of SRC 131.040. Setback requirements shall not apply to transit stop shelters. (Ord No. 65-86; Ord No. 114-86; Ord No. 116-87)

### **160.230. Interior Side Yards.**

- (a) Within any P district other than the PM district there shall be a required side yard adjacent to every side lot line abutting a lot in any residential district, exclusive of the yards required in SRC 160.220 and 160.240. Required side yards shall be five feet in depth, plus four feet for each ten feet of height of any portion of the building above the first ten feet of building height.

- (b) Except as provided in subsection (a) of this section, no side yard is required; if a side yard is provided it shall be not less than five feet in width.
- (c) Within the PM district, along each interior side lot line between the yards required in SRC 160.220 and 160.240, there shall be a required interior side yard whose depth is as follows:
  - (1) Six feet for any portion of a building not more than 15 feet in height;
  - (2) Seven feet for any portion of a building greater than 15 feet but not more than 35 feet in height; and
  - (3) For buildings or structures exceeding 35 feet in height the minimum width shall be seven feet plus three feet for each 10 feet additional height, to a maximum of 20 feet in width.
- (d) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings, except that accessory buildings and structures serving dwellings shall meet the requirements of SRC 131.050. (Ord No. 48-89)

**160.240. Interior Rear Yards.**

- (a) Within any P district other than the PM district, there shall be a required rear yard of 20 feet in depth, which shall be increased by four feet in depth along the full extent of every rear lot line abutting a lot in any residential district. Such required rear yard shall be increased by four feet in depth for each ten feet of height of any portion of the building above the first ten feet of building height.
- (b) Except as provided in subsection (a) of this section, no side yard is required; if a side yard is provided it shall be not less than five feet in width.
- (c) Within the PM district, along the full extent of each interior rear lot line there shall be a required interior rear yard whose depth is as follows:
  - (1) Six feet for any portion of a building not more than 15 feet in height;
  - (2) Seven feet for any portion of a building greater than 15 feet but not more than 35 feet in height; and
  - (3) For buildings or structures exceeding 35 feet in height the minimum depth shall be seven feet plus four feet for each 10 feet of additional height to a maximum of 20 feet in depth.
- (d) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings, except that accessory buildings and structures serving dwellings shall meet the requirements of SRC 131.060. (Ord No. 48-89)

**160.250. Lot Coverage.**

- (a) Lot coverage shall not exceed 30 percent in the PC district.
- (b) Lot coverage shall not exceed 50 percent in the PE district.
- (c) In all other P districts lot coverage shall not exceed 60 percent.

**160.260. Storage.** Within any P district open outdoor storage shall be screened from view from the street and adjacent properties by a sight-obscuring fence, wall, or hedge.

**160.270. Landscaping.** Within any P district all required yards and all required bufferyards and vehicular use areas shall be landscaped and screened as required in SRC Chapter 132. (Ord No. 89-92)

**160.900. Reference to Additional Standards.** Additional or alternative use and development standards may be found in the following chapters:

Preservation of Trees and Vegetation	SRC Chapter 68
Landslide Hazards	SRC Chapter 69
Lot Development Standards	SRC Chapter 130

Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133
Flood Plain Overlay Zones	SRC Chapter 140
Willamette Greenway Overlay Zones	SRC Chapter 141
Development Design Handbooks for projects including three or more multiple family units	

(Ord No. 59-2000; Ord No. 86-2002)