

430-97 Parks (Public and Private)

A Park, which includes a playground, includes the use of an area set apart for recreation of the public to promote its health, enjoyment and the environment. A Playground is a park with playground equipment.

430-97.1 Type I

Parks are allowed through a Type I procedure when no building permit is required, except for playground equipment, or off-street parking facilities are required and the use is not carried on as a business.

430-97.2 Type II

Where a building permit or parking facilities are required, except as specified in Section 430-97.1, or if the chief activity of the park is carried on as a business, the following standards shall apply:

- A. All side and rear setbacks to any building or swimming pool shall be no less than forty-five (45) feet;
- B. The front yard setback shall be the same as the primary district; and
- C. Facilities and structures, except as permitted as a Special Recreation Use (Section 430-131), that are incidental and subordinate to the park may be permitted, including but not limited to service yards, maintenance equipment storage and repair, indoor picnic facilities, and except in the EFU, AF-20 and EFC Districts, caretaker residences. In the EFC District only caretaker residences for public parks may be permitted.
- D. Park approvals shall be conditioned to provide for maintenance.

430-99 Private Club

A Private Club includes buildings and grounds used for and operated by a nonprofit organization, whose membership is by invitation and election according to qualifications in the club's charter or bylaws. The use of the club's facilities is primarily restricted to members and their guests. Private clubs may be allowed subject to the following:

- 430-99.1 A minimum lot size of fifteen-thousand (15,000) square feet;
- 430-99.2 A minimum front and rear yard of twenty (20) feet;
- 430-99.3 A minimum side yard of twenty (20) feet;
- 430-99.4 Where a golf course is included - See Section 430-51 for additional standards; and
- 430-99.5 Where other sports facilities are involved see Section 430-131 (Special Recreation Use) for additional standards.

430-100 Private Hunting and Fishing Operations in the EFC District

Private hunting and fishing operations which do not constitute development as defined in Section 106-57 are not subject to these standards.

Any accessory structure or seasonal accommodation shall be incidental to hunting or fishing that occurs primarily on the parcel on which the structure is located and on adjoining parcels owned or leased by the operator.

430-100.1 Accessory structures for private hunting and fishing operations may be allowed subject to the following standards:

- A. The structures shall be incidental and subordinate to the hunting or fishing operation;
- B. The structures shall not be used as a dwelling or for overnight accommodations; and
- C. Only minor and accessory retail sales which serve only users of the hunting or fishing operation shall be permitted.

430-100.2 Private Seasonal Accommodations for Fee Hunting Operations may be allowed subject to the following standards:

- A. No more than fifteen (15) units as defined by the Oregon Structural Specialty Code shall be permitted;
- B. The accommodations approved under this Section may be occupied only for the purpose of hunting during game bird and big game hunting seasons as authorized by the Oregon Fish and Wildlife Commission; and
- C. Only minor and accessory retail sales which serve only users of the hunting operation shall be permitted.

430-100.3 Private accommodations for fishing occupied on a temporary basis may be allowed subject to the following standards:

- A. No more than fifteen (15) units as defined by the Oregon Structural Specialty Code shall be permitted;
- B. Accommodations shall only be occupied temporarily for the purpose of fishing during fishing seasons authorized by the Oregon Fish and Wildlife Commission;
- C. Accommodations shall be located within one-quarter (1/4) mile of fish-bearing Class I waters;
- D. Only minor and accessory retail sales which serve only users of the fishing operation shall be permitted; and
- E. The applicant shall sign and record in agreement form, in the Deed and Mortgage records of the County, a statement which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules.

430-101 Professional Office (in a Residential District)

A professional office is the office of a person engaged in any occupation, vocation or calling, not purely commercial, mechanical or agricultural, in which a professed knowledge or skill in some department of science or learning is used by its practical application to the affairs of others. When professional office uses are located in a residential district they shall be allowed only in conjunction with residential development and shall:

430-101.1 Occupy no more than twenty (20) percent of the floor area of a residential structure.

430-101.2 If separate from the residential structure, only twenty (20) percent of the total floor area of the development may be used for office purposes when:

A. The building permit for the office use is not issued until sixty (60) percent of the residential structure(s) is (are) occupied; and

B. The structure meets the dimensional standards of the primary district.

430-101.3 If both Professional Office (Section 430-101) and Neighborhood Commercial (Section 430-81 or 430-83) uses are proposed, the two uses together shall not exceed twenty (20) percent of the floor area of the residential development.

430-101.4 In addition to the allowed residential signs, there shall be no more than twelve (12) square feet of sign area.

430-103 Public Building

Public Building: Any building held, used or controlled exclusively for public purposes by any department or branch of government (Federal, State, County, municipal or special district) and private, nonprofit agency serving the public, including such uses as Art Gallery, Auditorium, Community Building, Governmental Structures, Federal, State, County and special district), Library and Museum, subject to the following:

430-103.1 Must submit a total site plan with application which indicates any proposed buildings, parking, landscape concept and any future phased development proposed for the site, and a schedule of development;

430-103.2 All setbacks shall be a minimum of twenty (20) feet and may be increased according to the scale of the proposed building(s) or use(s) through a Type I procedure; and

430-103.3 Inside the UGB, public buildings shall have access onto a collector or arterial level street except for satellite buildings or stations in residential districts which:

A. Generate no more trips than a residential use in the same district or, in the Institutional District, no more than the adjacent Residential District;

B. Require no special outside lighting;

C. Require no sirens to sound at or near the site.

430-105 Public Utility

Any corporation, including municipal or semi-municipal corporation, service district, company, individual, or association that owns or operates any plant or equipment for the conveyance of telegraph or telephone messages, with or without wires; for the transportation of water, gas, or petroleum products by pipeline; for the production, transmission, delivery or furnishing of heat, light, water, or electricity; for the transmission and delivery of television pictures and sound by cables; for the transportation of persons or property by street, railroads or other street transportation or common carriers; for the disposal of sewage; or for the disposal of storm water runoff.

- 430-105.1 A public utility service center includes any buildings or premises used for the administration of public utility repair, maintenance and installation crews including parking for vehicles, but not including warehouses or storage yards.
- 430-105.2 A public utility service yard includes any buildings or premises used for the office, warehouse, storage yard, or maintenance garage of a public utility including microwave repeater stations when incorporated as part of the service yard use.
- 430-105.3 A public utility service facility includes buildings, structures, and equipment within a fenced or otherwise enclosed area for the purpose of switching, regulating or controlling public utility services.
- 430-105.4 Approval of a public utility shall be based upon a study submitted by the applicant which includes:
- A. The need for the facility, present or future; and how the facility fits into the utility's Master Plan; and
 - B. The minimum area required for the facility for the present and anticipated expansion.
 - C. What measures will be used to minimize damage to paved roads and natural resources or open space.
- 430-105.5 Site size and yard shall be based upon a site plan submitted by the applicant. The site plan shall consider especially, the compatibility of the facility with existing surrounding uses and uses allowed by the plan designation.
- 430-105.6 Exemptions from the Requirements of Section 430-105:
- Exempted from these regulations are:
- A. Underground pipes and conduits except where such pipes or conduits would introduce an urban service outside the Urban Growth Boundary.
- For all sewer lines, there shall be no connections to the line unless approved pursuant to Section 430-105.7.
- Individual hookups to community, private or public water systems;

- B. Above ground electric transmission, distribution, communication and signal lines on a single pole system where a single pole system is defined as above ground electrical lines and their supporting concrete, wood or metal poles, but does not include self-supporting steel lattice-type structures;
- C. Public utility facilities in the form of receiving and transmitting antennas and communication towers. These uses are subject to the applicable provisions of Section 430-109; and
- D. Improvements for public transit agencies, including maintenance facilities and track for light rail transit.

430-105.7 Underground pipes and conduits which introduce an urban service outside the Urban Growth Boundary.

Prior to commencing any extension of underground pipes or conduits for urban services into any area outside the Urban Growth Boundary, an applicant shall provide a sworn affidavit that no hookups to the extended line will be allowed outside the UGB except:

- A. Waterlines (Must also comply with OAR 660-011-0065)
 - (1) Within the boundaries of a lawfully created community, private or public water system or district, as allowed by Policy 22 of the Rural/Natural Resource Plan; or
 - (2) To replace water from an existing water supply that has been documented to be unsafe for human consumption or insufficient to support domestic uses, in the manner described by the Rural/Natural Resource Plan.
- B. Sewerlines (Must also comply with OAR 660-011-0060)
 - (1) To relieve an identified health hazard; or
 - (2) Once the line is established, to provide for disposal of sewage in connection with:
 - (i) A farm labor camp; or
 - (ii) A food processing operation.
 - (3) Notwithstanding (1) and (2) above, a connection to an existing sewerline may be approved for a residential use pursuant to OAR 660-011-0060(8) and (9).

430-107 Race Track or Drag Strip (Automobile, Motorcycle, Go-Cart, Horse or Dog)

Race tracks or drag strips may be allowed subject to the following:

430-107.1 The use meets all the requirements of the primary district; and

430-107.2 Additional conditions as to lot size, setbacks, screening, construction standards, parking, maintenance as well as any other requirements deemed necessary to protect adjacent properties and the public interest.