

CHAPTER 185

GR/PA, GRAND RONDE: PUBLIC ASSEMBLY ZONE

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185.010. PERMITTED USES. Within any GR/PA, Grand Ronde: Public Assembly Zone, no building, structure, or premises shall be used, arranged or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- A. Any use providing for the public or private assembly of persons for religious, charitable, philanthropic, cultural, recreational, or educational purposes, including churches, youth centers, and social halls;
- B. Medical and Dental Clinics;
- C. Clubs or fraternal lodges;
- D. Cemetery;
- E. School, Elementary, Junior High or High;
- F. Kindergartens and Day-Nursery;
- G. Government Offices and Auditoriums;
- H. Public Parks and Playgrounds (non-commercial);
- I. Accessory Uses and Buildings;
- J. Transportation Improvements; [Amended by Ordinance 01-01]
- K. Communications tower under 70 feet in height, as provided in Section 112.135; and [Amended by Ordinance 04-09]
- L. Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

185.020. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- A. Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

185.030. CONDITIONAL USES.

- A. Dwelling, Single Family. Not more than one dwelling in conjunction with a permitted use, shall be all allowed on any parcel. Dwellings shall conform to the provisions of dwellings located in a GR/LDR, Grand Ronde: Low Density Residential Zone [Chapter 130].
- B. Towers, Chimneys and steeples exceeding 70 feet;

- C. Public Swimming Pool;
- D. Residential Schools;
- E. Communications tower over 70 feet in height, as provided in Section 112.135; and
[Amended by Ordinance 04-09]
- F. Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

185.040. GENERAL DEVELOPMENT STANDARDS. The general development standards in Sections 112.010 through 112.120 and 112.140 through 112.170 shall apply.

185.050. FUTURE RIGHT-OF-WAY LINES. Sections 112.180 through shall apply.

185.060. OFF-STREET PARKING AND LOADING. The off-street parking and loading requirements found in Sections 112.210 through 112.270 shall apply.

185.070. FENCES. Fences shall conform to the requirements found in Sections 112.350 through 112.370.

185.080. LOT AREA, YARD, AND HEIGHT RESTRICTIONS. The lot area, front yard, side yard, rear yard, and height requirements found in Section 112.420 shall apply. In addition the minimum setback for all signs shall be five (5) feet.

185.090. ABANDONING USE. Whenever the existing use of any Public Assembly Zone, or a part of any such zone, is abandoned or the property transferred for a use not permitted or conditionally permitted, the Planning Commission shall recommend to the Board of Commissioners appropriate rezoning for any such area.