

Chapter 17.62

SPECIAL USES

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- 17.62.010 Applicability.**

The standards of this chapter shall apply to applications for development of special uses.

Statutory Reference: ORS Ch. 197 and 227
History: Ord. 1131 §2 (part), 1990.

17.62.020 Church, hospital, nursing home and home for the aged.

A church, hospital, nursing home or home for the aged may exceed the maximum building height standard of the zoning district in which it is located if the city fire department reports that it possesses

sufficient fire-fighting capability to provide emergency response to a building of the height proposed; if the total floor area of the building does not exceed one and one-half (1 1/2) times the area of the site; and if the front, side, street side and rear setbacks are each equal to a minimum of two-thirds (2/3) of the height of the building.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

17.62.030 Schools and associated buildings, structures and facilities.

(1) Nursery Schools. Nursery schools shall provide and maintain at least one hundred (100) square feet of outdoor play area per child. A sight-obscuring fence at least four feet (4') but not more than six feet (6') in height shall separate the play area from abutting lots.

(2) Elementary Schools. Elementary schools shall provide a basic site area of five (5) acres plus (1) one additional acre for each one hundred (100) pupils of predicted ultimate enrollment.

(3) Secondary Schools. Secondary schools shall provide a basic site area of ten (10) acres plus one (1) additional acre for each one hundred (100) pupils of predicted ultimate enrollment.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.

17.62.040 Foster homes and group homes.

(1) New Construction. Any new construction shall conform to the dimensional standards (off-street parking requirements, etc.) of the zone in which the use is located.

(2) Health, Safety and Welfare. The health, safety and welfare of the dependents shall be deemed the responsibility of the licensing agency and other agencies for administration of health and life safety codes.

(3) Extent of Use. Applicants must specify the extent of the use in as much detail as possible. For example:

- (a) Maximum number of dependent individuals anticipated at one time;
- (b) Site modifications required;
- (c) Length of time request is for, if known;
- (d) Number of employees, or others assisting in care, if any.

(4) Written Evidence of Licensing. Applicants must provide written evidence from licensing agency that criteria for license is met.

Statutory Reference: ORS Ch. 197 and 227
History: Ord. 1131 §2 (part), 1990.

17.62.050 Day care centers.

(1) Submittal Information. An application for a day care center shall include the following:

(a) A description of the proposed use including the maximum number of day care persons to be served, number of staff, and estimated days and hours of operation;

(b) A site plan showing existing or proposed structures and improvements, including landscaping, play yards and parking areas, and locations of structures and improvements on adjacent properties;

(c) Either structural details and/or plans, or a statement acceptable to the fire department indicating the structure either does or can meet applicable fire safety standards.

(2) General Requirements. Day care centers shall comply with the following requirements:

(a) All applicable licenses required by the appropriate agencies for the use described in the application shall be maintained.

(b) The following design standards shall be considered pursuant to GMC Chapter 17.80 (design review):

(A) Compatibility of appearance with the surrounding area;

(B) Provision of usable on-site open space appropriate to the needs of children served by the day care center; and

(C) Clearly defined property boundaries.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

17.62.060 Utility substation or related facility.

Standards:

(1) In any residential zoning district, all equipment storage on the site shall be within an enclosed building.

(2) The use shall be fenced and provided with landscaping.

(3) Minimum lot size for a public utility facility may be waived on finding that the waiver will not result in noise or other detrimental effects to the adjacent property.

(4) As far as possible, transmission towers, poles, overhead wires, pumping stations, and

similar gear shall be so located, designed and installed as to minimize conflicts with the scenic values of the neighborhood or city as a whole.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.

17.62.070 Mobile home park.

Mobile home parks shall meet the requirements of Chapter 446, Oregon Revised Statutes, and the Rules and Regulations Governing the Construction and Sanitary Operation of Travelers' Accommodations and Trailer Parks adopted by the Oregon State Board of Health. In addition, the following minimum standards shall apply:

(1) Parking Space Requirement. A parking space shall be provided for each mobile home space on the site. In addition, guest parking spaces shall be provided in every mobile home park within two hundred feet (200') of the mobile home spaces served and at a ratio of one parking space for each two (2) mobile home spaces. Parking spaces shall have durable and dustless surfaces adequately maintained for all-weather use and shall be properly drained.

(2) Fencing and Landscaping. A sight-obscuring fence or hedge not more than six feet (6') high shall enclose the mobile home park except at points of ingress and egress. A built-up fence, as distinguished from a hedge, shall be so located as to conform to front and side yard requirements of the zoning district and suitable landscaping shall be provided in the required yard.

(3) Density Standards:

(a) Maximum density shall be ten (10) units per net acre;

(b) Minimum density shall be eight (8) units per net acre.

(4) Yard Requirements. Front yard from abutting street shall be at least twenty-five feet (25') but no closer than fifty feet (50') from the center of the road. Side and rear yards shall be at least thirty feet (30') from any interior property line abutting property zoned R-7.2. Side and rear yard shall be at least ten feet (10') from any interior property line. Mobile homes situated in one space shall be separated by at least ten feet (10') from mobile homes in an adjoining space.

(5) Recreation Area. A minimum of four thousand (4,000) square feet of recreation area

shall be provided for each gross acre of land in the proposed mobile home park. The recreation area may be in one or more locations in the park. At least one recreation area shall have a minimum size of ten thousand (10,000) square feet. The recreational site or sites are to be of a size and shape adequate for the intended use and location shall be convenient to all mobile home sites in the park.

(6) Area. The minimum area of a mobile home park shall be one (1) acre.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1289 §1 (part), 2000.

[**Ed. Note:** The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.62.080 **History:** Ord. 1131 §2(part), 1990; Repealed by Ord. 1323 §1 (part), 2002.

17.62.090 Commercial amusement or recreation establishment.

A commercial amusement or recreation establishment may be authorized after consideration of the following factors:

(1) Adequacy of access from principal streets together with the probable effect on traffic volumes of abutting and nearby streets.

(2) Adequacy of off-street parking.

(3) Adequacy of building and site design provisions to maintain a reasonable minimum of noise and glare from the building site.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.

17.62.100 Recreation vehicle park.

(1) The site of a recreation vehicle park shall be a minimum of five (5) acres in size and at least fifty percent (50%) of the site shall be located in the floodway or floodway fringe areas of commercial and light industrial zones.

(2) A recreation vehicle park shall have access on a public road that is classified as a minor arterial or better.

(3) A recreation vehicle park shall be a 'Class A' park as defined under State of Oregon regulations.

(4) The base density shall not exceed 1 recreation vehicle space per 3,000 square foot of land area.

(5) Setbacks:

(a) A minimum ten foot (10') setback from side and rear property lines is required for all structures and RV spaces;

(b) A minimum twenty foot (20') setback from properties that lie adjacent to a street is required for all structures and RV spaces;

(c) A minimum ten foot (10') separation distance shall be maintained between RV spaces;

(d) A minimum ten foot (10') setback shall be maintained between RV spaces and on-site structures.

(6) Each RV space shall be served by electrical, potable water and sewage disposal hook-ups.

(7) Each RV space shall include a minimum twelve foot (12') by twenty foot (20') hard surface area.

(8) Each RV space shall have a picnic type table.

(9) Parking space requirements: In addition to the parking spaces required for the RV's, the manager and employees of the park, a minimum of one hard surfaced parking space per RV shall be provided which may or may not be located on the same site as the RV space.

(10) Access and circulation: The location of accesses shall be subject to approval of the city. Additionally, two-way drives shall be a minimum of twenty-four feet (24') wide and not less than thirty-two feet (32') wide if parking is permitted on the margins of the drive. One-way drives shall be a minimum of sixteen feet (16') wide and no less than twenty-four feet (24') wide if parking is permitted in the margins of the drive. All drives shall be hard surfaced. Dead ends shall terminate in a turn-around with a minimum forty-five foot (45') radius or hammerhead design as approved by the city.

(11) Buffering: Except for access driveways and comer vision requirements, the facility shall be screened on all sides by sight obscuring plant materials and/or a fence not less than six feet (6') high.

(12) Accessory Uses: The following uses and services may be provided at a scale intended to serve the tenants of the facility:

(a) Clubhouses.

(b) Tourist information centers.

(c) Laundry, rest room and shower facilities.

- (d) Storage and maintenance buildings.
- (e) Recreational facilities exceeding the recreational standards of these provisions.

(f) Commercial uses not exceeding a total of 500 square feet of floor area.

(13) Recreational facilities: A minimum 500 square foot or 20 square foot per RV site, whichever is greater, shall be provided. Additionally, facilities exceeding 100 spaces in size shall provide playground equipment for children.

(14) The facility shall comply with all applicable rules and regulations of county and state agencies.

(15) Trash and recycling receptacles shall be provided in convenient locations and screened.

(16) A caretaker's/manager's residence and office shall be provided on-site.

(17) The construction and operation of the RV park shall satisfy the applicable requirements of the Oregon Administrative Rules, including Chapter 333, Division 31, and Chapter 918, Division 650.

(18) A minimum of fifteen percent (15%) of the property shall be landscaped pursuant to GMC Chapter 17.46 (landscaping).

(19) Public access on the Clackamas and Willamette Rivers shall not be impeded and bikeways and pedestrian facilities shall be provided pursuant to requirements of the Gladstone Comprehensive Plan.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1198 §1(F), 1994.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.62.110 Aggregate resource extraction.

The Planning Commission shall require the following to be submitted for a permit to extract aggregate materials:

(1) Extraction Plan. An extraction plan that, at a minimum, meets the following requirements:

(a) That extraction be carried out in a manner that protects surrounding property from damage and meets state and federal codes;

(b) That extraction activity be screened from view;

(c) That dust be controlled;

(d) That operations be limited to daylight hours;

(e) That there be direct access to major or minor arterials.

(2) Restoration Plans and Performance Bonds. Restoration plans and performance bonds will be required to assure site rehabilitation.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.

17.62.120 Off-street parking and storage of truck tractors and/or trailers.

(1) Truck tractors are considered to be those vehicles defined by ORS 483.012(2). Semi-trailers are considered to be those vehicles defined by ORS 481.045 (3) (a), (b) and (c).

(2) Locational Criteria:

(a) Situated in the C-3 general commercial zoning district;

(b) In proximity to a freeway, preferably with direct access to at least a minor arterial; and

(c) Avoid direct access through residential areas.

(3) Site Characteristics:

(a) The site shall be large enough to accommodate the proposed use to include maneuvering areas;

(b) The surface and/or base must be of sufficient strength to support trucks and trailers, including trailer standing gear; and

(c) Consider impact on surrounding commercial uses.

(4) Design Standards:

(a) The site shall be screened to obscure direct view from adjacent streets and property;

(b) A sight-obscuring buffer shall be provided within the landscaped strip;

(c) Side and Rear Yards:

(A) When the use abuts a residential district, a buffer shall be provided to adjacent properties, a distance equal to the setback required by the residential district;

(B) When the proposed use abuts a commercial district, a five foot (5') buffer shall be required.

(d) Corner vision requirements of GMC Chapter 17.54 (clear vision) shall be met.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.62.130 Light manufacturing.

Light manufacturing as an accessory use to a use permitted outright in GMC Section 17.20.020:

(1) Manufacture, compounding, processing, packaging or treatment of previously prepared materials may be allowed when clearly accessory to retail or wholesale sales of that product(s) on the site:

(a) The applicant shall demonstrate compliance with adopted noise standards for that zoning district, to include hours of manufacturing operation; and

(b) Truck traffic (to include delivery vehicles) shall not access the site on streets primarily serving residential areas;

(2) The applicant shall demonstrate the site is of adequate size and shape to accommodate the proposed use:

(3) Adequate facilities to serve the proposed use are present or can be provided in conjunction with development to include fire protection, waste disposal and transportation facilities;

(4) "Accessory" shall be construed to mean manufacturing necessary to support the commercial nature of the use and is not necessarily limited to less square footage, number of employees, etc., with respect to "incidental or subordinate" as defined in GMC Chapter 17.06 (definitions).

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990.