

## Chapter 78

### Public (P)

**78.005 Purpose.** The Public Zone shall assure that uses of public lands are compatible with adjacent uses. [Ord 26, Ord 90-0069]

**78.010 Application.** The Public Zone may be applied to properties owned by federal, State, or local government agencies. [Ord 26, Ord 90-0069]

**78.050 Use Overlay Zone.** A Use Overlay Zone designation (/U) is applied to areas that have special restrictions on permitted and conditional uses. Uses on these properties have been restricted to comply with the requirements for Exceptions to Statewide Planning Goals (OAR 660-04-018). Permitted and conditional uses within a Use Overlay Zone are listed in the ordinance implementing the zone and supersede those listed in this Chapter. All other provisions of this Chapter are applicable. Use Overlay designations have been applied to the following areas:

(a) Peavy Arboretum. [Ord 92-0093]

**78.105 Permitted Uses.** The following uses are allowed in the Public Zone:

- (1) Farm use.
- (2) Forest use.
- (3) Public school, including a college or university and associated research facilities.
- (4) Public park, natural area, open space or acquisition of greenway corridor.
- (5) Fairgrounds.
- (6) Water supply, water treatment facility, wastewater treatment facility, reservoir and other related facilities.
- (7) Biological research facility.
- (8) Airport and related facilities.
- (9) Accessory use or structure.
- (10) Caretaker dwellings in conjunction with a permitted use. [Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210]

**78.205 Conditional Uses.** Any use which is not permitted within the Public Zone is allowed by conditional use permit approved by the Planning Official. [Ord 26, Ord 90-0069]

**78.305 Minimum Parcel or Lot Size.** (1) The minimum parcel or lot size for any parcel or lot designated "P-50" on the Official Zoning Map shall be fifty (50) acres.

(2) The minimum parcel or lot size for all other land in the Public Zone within the Corvallis Urban Growth Boundary shall be five (5) acres. [Ord 90-0069, Ord 96-0118]

**78.405 Siting Standards.** All structures allowed in the Public Zone shall be sited in compliance with the applicable provisions of BCC Chapters 83, BCC Chapter 88 (when located within the Corvallis Urban Fringe), BCC Chapter 99, and the following additional standards in instances when they are more restrictive than the provisions of BCC Chapters 83, 88, and 99, as applicable:

(1) A primary structure shall be placed at least thirty (30) feet from a property line and at least forty-five (45) feet from the edge of an existing roadway, whichever is greater. Architectural features shall not project more than two (2) feet into a required setback.

(2) An accessory structure shall not be placed closer than twenty (20) feet from any property line. No setback is required for an accessory structure of 120 square feet or less. A side or rear setback for an accessory structure may be reduced to three (3) feet if the structure:

- (a) Is detached from other buildings by five (5) feet or more;
- (b) Does not exceed a height of twenty (20) feet; and
- (c) Does not exceed an area of 500 square feet.

(3) A structure shall not exceed forty (40) feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aeriols, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.

(4) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line. [Ord 26, Ord 90-0069, Ord 92-0092, Ord 2005-0209, Ord 2005-0210]