

**511 VILLAGE COMMUNITY SERVICE DISTRICT (VCS)**

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511.01 PURPOSE

Section 511 is adopted to implement the policies of the Comprehensive Plan for Village Community Service areas.

511.02 APPLICABILITY

Section 511 applies to land in the VCS District.

511.03 USES PERMITTED

Uses permitted in the VCS District are listed in Table 511-1, *Permitted Uses in the VCS District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorization of Similar Uses*.

A. As used in Table 511-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 511-1.

B. Permitted uses are subject to the applicable provisions of Subsection 511.04, *Dimensional Standards*, Subsection 511.05, *Development Standard*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

**Table 511-1: Permitted Uses in the VCS District**

| Use   | VCS                            |
|---|--------------------------------|
| <b>Accessory Uses, Customarily Permitted</b> , including bicycle racks, cogeneration facilities, meeting facilities, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, storage of building maintenance and landscape maintenance equipment, and transit amenities | A                              |
| <b>Assembly Facilities</b> , including auditoriums, community centers, and senior centers   | P                              |
| <b>Athletic Clubs</b>   | C                              |
| <b>Bus Shelters</b> , subject to Section 823  | A                              |
| <b>Civic and Cultural Facilities</b> , including art galleries, libraries, and museums  | P <sup>1</sup> ,C <sup>2</sup> |

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

| Use  | VCS            |
|--|----------------|
| <b>Community Gardens</b>   | P              |
| <b>Daycare Facilities</b> , subject to Section 807   | P              |
| <b>Daycare Services, Adult</b>   | P              |
| <b>Electric Vehicle Charging Stations</b>  | A              |
| <b>Employee Amenities</b> , including cafeterias, clinics, daycare facilities <sup>3</sup> , fitness facilities, lounges, and recreational facilities  | A <sup>4</sup> |
| <b>Farmers' Markets, subject to Section 840</b>  | P              |
| <b>Government Uses</b> , including fire stations, police stations, and post offices  | P              |
| <b>Marijuana Processing</b>  | X              |
| <b>Marijuana Production</b>  | X              |
| <b>Marijuana Retailing</b>   | X              |
| <b>Marijuana Wholesaling</b>   | X              |
| <b>Offices</b> , including developer sales offices and professional offices  | C              |
| <b>Offices</b> , including government offices and utility offices  | P              |
| <b>Pedestrian Amenities</b>  | P              |
| <b>Public Recreation Facilities</b>  | P              |
| <b>Recyclable Drop-off Sites</b> , subject to Section 819  | A              |
| <b>Schools</b>   | P              |
| <b>Signs</b> , subject to Section 1010   | A <sup>5</sup> |
| <b>Telecommuting Support Services</b> , including photocopying centers with fax and computer facilities  | P              |
| <b>Temporary Buildings for Uses Incidental to Construction Work</b> , provided that such buildings shall be removed upon completion or abandonment of the construction work  | A              |
| <b>Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker</b> | A              |
| <b>Utility Carrier Cabinets</b> , subject to Section 830   | P              |
| <b>Wireless Telecommunication Facilities Listed in Subsections 835.04 and 835.05</b> , subject to Section 835  | P              |
| <b>Wireless Telecommunication Facilities Listed in Subsection 835.06(A)</b> , subject to Section 835   | C              |

Notes to Table 511-1:

- <sup>1</sup> Libraries and museums are a primary use.
- <sup>2</sup> Art galleries are a conditional use.
- <sup>3</sup> Daycare facilities as an employee amenity are not subject to Section 807.
- <sup>4</sup> Employee amenities shall be located in the same structure as the use to which they are accessory.
- <sup>5</sup> Temporary signs regulated under Subsection 1010.13(A) are a primary use.

511.04 DIMENSIONAL STANDARDS

The following dimensional standards apply in the VCS District.

- A. Yard Depth: The yard depth from the east-west collector road and the diagonal connector roads shall be zero. Minimum yard depth from lot lines abutting residential areas shall be five feet.
- B. Maximum Building Height: Maximum building height shall be 35 feet, except that the maximum height of tower elements shall be 60 feet, provided that such elements do not have a footprint exceeding 400 square feet.

511.05 DEVELOPMENT STANDARD

All primary and accessory uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure.

[Added by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16]