

## **§153.019 PUBLIC & SEMI-PUBLIC OR P & S-P DISTRICT**

1. Purpose. To recognize existing public facility land use and areas for those uses which generate large public gatherings, and to provide for the development of public facility services and other public-oriented uses.
2. Permitted Uses. The following uses listed below are permitted in the P & S-P District:
  - A. Fairgrounds
  - B. Granges, fraternal organizations' meeting halls
  - C. Public/semi-public schools (including colleges)
  - D. Churches
  - E. Parks
  - F. City, county and state school offices
  - G. Public/semi-public convention centers
  - H. Maintenance and operation of existing structures
  - I. Accessory uses/Accessory Structure customarily appurtenant to a permitted or approved conditional use.
  - J. Urban Farming, gardening, horticulture , field crops, orchards, berries, nursery or flower stock and other agricultural uses for subsistence or commercial purposes; as described in Section 23 of this development code.
3. Conditional Uses. The following Conditional Uses may be permitted subject to a Conditional use permit.
  - A. Public offices, including outdoor storage and maintenance facilities.
  - B. Motor and non-motorized race track and/or events, and similar uses
  - C. Utility substations
  - D. Water and sewer pumping facilities
  - E. Golf courses, including miniature golf
  - F. Public Facilities (as defined in §153.003 of this development code)

4. Dimensional Standards.

A. Height Regulations. None.

B. Lot Requirements. None.

5. Development Standards.

A. Off-street Parking and Loading. Off-street parking in the P & S-P District shall conform to the standards and criteria as set in §153.054 of this development code. Surfaced parking areas shall not be required for short-term uses that generate large parking requirements and shall meet the standards set in “D”, Site and Building Design, below.

B. Signs. Signs in the P & S-P District shall conform to the standards and criteria as per set in §153.053 of this development code.

C. Design Review, Site and General Development. All new development or expansion of an existing structure or use in the P & S-P shall be subject to the standards and criteria as set in §153.051 and §153.055 of this development code.

D. Site and Building Design: the following site and building design standards are required.

1. Buildings and their entrances shall be oriented towards the street for pedestrian circulation, safety and crime prevention except if conditions such as lot size, shape, topography or other circumstances over which the applicant has no control apply to the property.
2. Parking lots are located at the side or rear of (or under) buildings for reduced interrupted pedestrian circulation and safety and site appearance.
3. Garages accessed by the alley may be provided to reduce the dominance of the garage and automobile presence on the property, and improve attractive and pedestrian-friendly streetscapes.
4. Alleys are encouraged in new development. Alleys may be provided under recorded access easements and do not count against required minimum lot area.
5. Permanent solid waste containers and receptacles shall be screened away from public view.
6. Address numbers on buildings are oriented towards the street for clear identification of the building.
7. Building Sites.

- a) Size and Shape. The size, shape, width and orientation of building sites shall be appropriate for the type of development and use contemplated, and shall be consistent with the lot size provisions as per site plan review.
- b) Lot and Parcel Side Lines. The lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall radial to the curve.

8. Pedestrian and Bicycle Access and Circulation

- a) Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of this development code.
- b) Safe, Direct, and Convenient Pathways. Pathways within developments shall provide safe, reasonably direct and convenient connections between primary building entrances, and all adjacent streets.
- c) Pathway connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Street Standard of §153.051. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments as per Cul-de-Sac standards of §153.051. Pathways used to comply with these standards shall conform to all of the following criteria:
  - 1. Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than 6 feet wide and located within a 10 foot right-of-way or easement that allows access for emergency vehicles;
  - 2. If surrounding streets are lighted, pathways shall also be adequately lit.

E. Access Requirements and Management. Access requirements and management will be determined on the basis of the Traffic Capacity Analysis as per, access management standards as per §153.051 and the City of Tillamook Transportation System Plan.

F. Land Divisions. All partitioning, subdividing and planned unit development shall be subject to the procedures, standards and criteria as set in §153.072 of this development code.

- 1. Large Building Sites. In dividing tracts into large lots or parcels which at some future time are likely to be re-divided, the Planning Commission may require that the blocks be of such size and shape, be so divided into building sites and contain such site

restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size.

9. Other Required Conditions.

- A. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be conducted behind appropriate sight screening.
- B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with rock or pavement except in those portions of the lot maintained as landscaped areas.
- C. All uses in the Public & Semi-Public District shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare, or lighting to a degree which might be obnoxious or offensive.
- D. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
- E. New development or substantial remodel is subject to the site development standards and requirements as listed in §153.051, the design and landscaping standards as listed in §153.055 and the site plan review process as listed in §153.073 of this development code.