

**Section 4.136. PF - Public Facility Zone.**

- (.01) Purpose: The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned.
- (.02) Uses Permitted Outright:
- A. Municipal or Governmental Service Building
  - B. Churches
  - C. Hospital
  - D. Marina, public
  - E. Recreational and community buildings and grounds, playgrounds, swimming pools, tennis courts and similar recreational uses
  - F. Parking facilities
  - G. Public utilities and buildings
  - H. Library
  - I. Trails and pathways
  - J. Parks
  - K. Public Schools
  - L. Kindergartens or day care centers
  - M. Accessory Uses
- (.03) Uses subject to a Conditional Use:
- A. Picnic grounds
  - B. Sewerage Treatment Plant
  - C. Water treatment plant and storage reservoir
  - D. Storage yard, stockpiles and materials
  - E. Zoo
  - F. Cemetery
  - G. Private or Parochial School, College or University
  - H. Military bases or offices, including armories.
- (.04) Dimensional Standards:
- A. Minimum Lot Size: One (1) Acre The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that

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it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.

- B. Minimum front and rear yard setbacks: Thirty (30) feet. Minimum sideyard setback: ten (10) feet.
  - C. Minimum street frontage: Seventy-five (75) feet.
  - D. Maximum height: thirty five (35) feet.
- (.05) Off-Street Parking Requirements: As provided in Section 4.155.
- (.06) Signs: As provided in Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]
- (.07) Corner Vision: As provided in Section 4.176
- (.08) Special Regulations:
- A. All principal and conditional uses shall be subject to Section 4.400 through 4.450 (Site Design Review) of the Wilsonville Code.
  - B. As part of either a permitted or conditional use, the Planning Commission may review and approve a Master Plan for an entire development or area subject to Section 4.140 (Planned Development Regulations) of the Wilsonville Code. Approval of a Master Plan would allow all uses provided in the Master Plan without further review. Minor changes which do not have off-site impact or increase visitor capacity may be reviewed by the Planning Director. [Amended by Ordinance No. 538, 2/21/02.]
  - C. Prisons, other than minimum-security mental institutions, are hereby prohibited.
- (.09) Block and access standards:  
The PF zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.03).

### **Section 4.136.5. PF-C – Public Facility – Corrections Zone.**

- (.01) Purpose: The PF-C zone is intended to be applied to lands that have been, or are being, acquired for use and development of corrections facilities and related accessory uses and facilities.
- (.02) Uses Permitted Outright
- A. Municipal or Governmental Service Building, subject to the site design review standards of Section 4.400.
  - B. Prisons and other correctional facilities, subject to the site design review standards of Section 4.400.
- (.03) Uses subject to a the granting of a Conditional Use Permit:
- A. Public parks, trails, or pathways.

- B. Water treatment plant and storage reservoir.
  - C. Military bases or offices, including armories.
- (.04) Dimensional Standards:
- A. Minimum Lot Size: One (1) Acre. The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.
  - B. Minimum building setbacks, all sides: One hundred (100) feet.
  - C. Maximum height: Forty-five (45) feet.
- (.05) Off-Street Parking Requirements: As provided in Section 4.155.
- (.06) Signs: As provided in Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]
- (.07) Corner Vision: As provided in Section 4.177
- (.08) Special Regulations:
- A. All principal and conditional uses shall be subject to Section 4.400 through 4.450 (Site Design Review) of the Wilsonville Code.
  - B. As part of either a permitted or conditional use, the Development Review Board may review and approve a Master Plan for an entire development or area subject to Section 4.140 (Planned Development Regulations) of the Wilsonville Code. Approval of a Master Plan would allow all uses provided in the Maser Plan without further review. Minor changes which do not have off-site impact or increase visitor capacity may be reviewed by the Planning Director.
- (.09) Block standards: None required.