

## 33.920 Descriptions of the Use Categories

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### Institutional Use Categories

#### 33.920.400 Basic Utilities [No change.]

#### 33.920.410 Colleges

- A. **Characteristics.** This category includes colleges and other institutions of higher learning which offer courses of general or specialized study leading to a degree. They are certified by the State Board of Higher Education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks.
- B. **Accessory Uses.** Accessory uses include offices, housing for students, up to four transitional housing units, food service, food membership distribution, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and support commercial. A transitional housing unit is a housing unit for one household and is occupied for less than 180 days within a calendar year.
- C. **Examples.** Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, and seminaries.
- D. **Exceptions.** Business and trade schools are classified as Retail Sales And Service.

#### 33.920.420 Community Services

- A. **Characteristics.** Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.
- B. **Accessory uses.** Accessory uses may include offices, meeting areas, food preparation areas, food membership distribution, parking, health and therapy areas, daycare uses, and athletic facilities.
- C. **Examples.** Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, ambulance stations, drug and alcohol centers, social service facilities, mass shelters or short term housing when operated by a public or non-profit agency, vocational training for the physically or mentally disabled, crematoriums, columbariums, mausoleums, soup kitchens, park-and-ride facilities for mass transit, and surplus food distribution centers.

**Commented [NP1]:** Reference to Transitional Housing is eliminated as an allowed accessory use, as the function is too close to a mass shelter or short-term housing which is considered a type of community service. This is based on conversations with the City Attorney

**Mass Shelters & Housing**  
**Code Update #2 for 9/27/16**

**D. Exceptions.**

1. Private lodges, clubs, and private or commercial athletic or health clubs are classified as Retail Sales And Service. Commercial museums (such as a wax museum) are in Retail Sales And Service.
2. Parks are in Parks And Open Areas.
3. Uses where tenancy is arranged on a month-to-month basis, or for a longer period are residential, and are classified as Household or Group Living.
4. Public safety facilities are classified as Basic Utilities.

**33.920.430 Daycare [No change.]**

**33.920.450 Medical Centers [No change.]**

**33.920.460 Parks And Open Areas [No change.]**

**33.920.470 Religious Institutions**

- A. Characteristics.** Religious Institutions are intended to primarily provide meeting areas for religious activities.
- B. Accessory uses.** Accessory uses include Sunday school facilities, food membership distribution, parking, caretaker's housing, up to four ~~one~~ transitional housing units, and group living facilities such as convents. A transitional housing unit is a housing unit for one household ~~where the~~ and is occupied for average length of stay is less than 180 ~~60~~ days within a calendar year. A religious institution may allow overnight car camping for up to three vehicles as specified in ORS 203.082.
- C. Examples.** Examples include churches, temples, synagogues, and mosques.

**33.920.480 Schools**

- A. Characteristics.** This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education.
- B. Accessory uses.** Accessory uses include play areas, cafeterias, recreational and sport facilities, athletic fields, auditoriums, food membership distribution, ~~and before- or after-school daycare,~~ and up to four transitional housing units. A transitional housing unit is a housing unit for one household and is occupied for less than 180 days within a calendar year.
- C. Examples.** Examples include public and private daytime schools, boarding schools and military academies.
- D. Exceptions.**
  1. Preschools are classified as Daycare uses.
  2. Business and trade schools are classified as Retail Sales and Service.