

CHAPTER 3.36 OREGON STATE UNIVERSITY (OSU) ZONE

Section 3.36.10 - PURPOSE

This zone implements Comprehensive Plan policies that encourage coordination between the University and City in planning and review of campus development. Coordination with campus development is essential due to the physical size of the University and its related effects on City facilities and services. This zone provides a process for timely review of such mutual concerns as parking, access to campus, location and size of buildings, availability of campus-oriented housing, and public utilities. Not all property in this zone is owned by the University, but has been identified as land needed for future expansion.

The OSU Zone is intended to do the following:

- a. Facilitate University development;
- b. Ensure compatibility of OSU development with surrounding areas;
- c. Ensure adequacy of public utilities and transportation facilities; and
- d. Expedite the development review process.

Section 3.36.20 - GENERAL PROVISIONS

In conjunction with this zone, a Physical Development Plan for campus development was originally adopted in 1986 and has been revised periodically by the University. Major revisions to this plan are required to be submitted for review and approval by the City in accordance with the Conceptual Development Plan review procedures in Chapter 2.5 - Planned Development. The Physical Development Plan must be compatible with Comprehensive Plan policies and responsive to the unique requirements of the proposed use and its relationship with and effects on the surrounding community.

The Conceptual Development Plan process facilitates a comprehensive approach of possible benefits and effects of University development rather than project-by-project review. Any major modification in the Physical Development Plan, as defined in Chapter 2.5, requires a public hearing before the Planning Commission in accordance with Chapter 2.0 - Public Hearings. At the discretion of the University, a Conceptual Development Plan may be submitted prior to a Detailed Development Plan to establish land use approval.

Minor changes may be approved, conditionally approved, or denied by the Director. Notice shall be provided in accordance with Chapter 2.16 - Request for Interpretation, if the site is within 300 ft. of the OSU boundary. Appeals of a Director's decision may be filed in accordance with Chapter 2.19 - Appeals.

Section 3.36.30 - PERMITTED USES

3.36.30.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types
 - (a) Family
 - (b) Group Residential
 - (c) Group Residential/Group Care
 - (d) Residential Care Facilities
 - (e) Fraternities and Sororities
2. Residential Building Types
 - (a) Single Detached
 - (b) Single Detached (Zero Lot Line)
 - (c) Duplex
 - (d) Single Attached (Zero Lot Line, 2 Units)
 - (e) Attached (Townhouse)
 - (f) Multi-Dwelling
3. Civic Use Types
 - (a) Administrative Services
 - (b) Community Recreation
 - (c) Cultural Exhibits and Library Services
 - (d) Lodge, Fraternal, and Civic Assembly
 - (e) Parking Services
 - (f) Public Safety Services
 - (g) Religious Assembly

- (h) University Services and Facilities
- (i) Freestanding wireless telecommunication facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.

4. Commercial Use Types

- (a) Communication Services
- (b) Professional/Administrative Services
- (c) Research Services
- (d) Temporary Outdoor Sales
- (e) Commercial facilities and services of a scale that serves the immediate needs of students, faculty, university staff, and/or research-related functions of the University

5. Industrial Use Types

- (a) Technological Production

b. Accessory Uses Permitted Outright

1. Essential Services
2. Day Care, Family, as defined in Chapter 1.6
3. Home Business, as defined in Chapter 1.6
4. Major Services and Utilities
5. Minor Utilities, subject to standards in Chapter 4.9 - Additional Provisions
6. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations.
7. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.

8. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

3.36.30.02 - Special Development

- a. **Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

1. Uses that require a State or Federal air quality discharge permit (except for parking).
2. Traffic and/or parking consequences of any proposed development. The proposed development itself shall not be the subject of the public hearing if consistent with the Physical Development Plan and if it complies with the standards of the OSU Zone.

Following the close of the public hearing and depending on whether the University has adequately addressed traffic and parking impacts, the Planning Commission shall approve, conditionally approve or deny the proposed traffic and parking aspects of the development. Satisfactory resolution of any denial through additional public hearing process(es) shall be accomplished prior to occupancy of the development.

3. Freestanding wireless telecommunication facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
4. Freestanding wireless telecommunication facilities that do not meet the setback or spacing standard requirements of sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9.
5. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.
6. Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

3.36.30.03 - General Development

- a. Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.
 - 1. Freestanding wireless telecommunication facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
 - 2. Projections such as chimneys, spires, domes, towers, and flagpoles not used for human occupancy and exceeding 20 ft. above the height of the structure or 70 ft. in height, whichever is less, in accordance with section 4.9.50 of Chapter 4.9 - Additional Provisions.

Section 3.36.40 - DEVELOPMENT STANDARDS

3.36.40.01 - Residential Use Standards

Residential building types shall be developed in accordance with the standards in Chapter 3.8 - High Density (RS-20) Zone and Chapter 3.9 - Mixed Use Residential (MUR) Zone.

3.36.40.02 - Civic and Commercial Use Standards

a. Setbacks for Structures

- 1. Private streets - Minimum setback shall be 50 ft. from the centerline;
 - 2. Along public streets, average setback from a property line shall be 60 ft. with a minimum setback of 40 ft.; and
 - 3. Structures within 400 ft. of the zone boundary shall have a minimum setback from a property line twice the height of the structure, except when abutting a public street.
- b.** Maximum building height for structures within 400 ft. of the zone boundary shall be 60 ft. Other structures within the main campus shall be limited to a maximum height of 112 ft.
 - c.** Each use, activity, or operation shall comply with applicable State and Federal standards and not create a nuisance because of odor, noise, vibration, dust, smoke, or gas.
 - d.** Artificial lighting shall be arranged and constructed to not produce direct glare on adjacent residential properties or otherwise interfere with the use and enjoyment of adjacent properties.

- e. Off-street parking, loading, and access requirements shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements, except where modified by the Physical Development Plan.
- f. Street trees shall be provided in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting.
- g. Mechanical equipment, outdoor storage areas, trash receptacles, and parking lots shall be screened from view from public places and neighboring properties through the use of features such as berms, fences, facades, and dense landscaping in accordance with Chapter 4.2.
- h. Long expanses of fences along public streets shall include offsets, landscaping, and change in materials to prevent visual monotony.

Section 3.36.50 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.