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Urban Land Use and Zoning Designations

Prineville’s Comprehensive Plan		
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Chapter 2 Urban Land Uses and Zoning Designations

Purpose and Intent

The Prineville urban area contains land use descriptions and zoning for residential, commercial, and industrial areas. This chapter examines the different zone and land use designations and implementation strategies. The primary designations implement the strategies that regulate the use of land and its ability to support the community's long-term development objectives. The goals and policies contained in this chapter will help the City manage its land uses to meet the growth needs of the Prineville community. It should be noted that the current Comprehensive Plan Map, has been updated numerous times to correct various errors and discrepancies between the Comprehensive plan map and zoning map discovered during adoption of the 2007 Comprehensive Plan. Map revisions will continue to be a necessary tool for consistency and compatibility as development patterns evolve.

Goals and Policies

The anticipated growth of the community will create a variety of pressures upon local citizens, the environment, and infrastructure of Prineville. A variety of land uses and commensurate development regulations will help keep community values intact.

The intent of this chapter focuses on specific land use practices that provide the guidance necessary for accommodating growth while continuing to preserve, maintain, and enhance Prineville's community values.

Definitions

Marijuana Grow Site (MG) - means a location that grows and/or processes marijuana that exceeds the amounts allowed by State law for an individual or household.

Marijuana Facility (MF) - means a location where Marijuana is grown, processed, sold or dispensed or any combination of these activities which is registered by the State of Oregon.

Goal # 1: Create land use zones and land use regulations that enhance Prineville without sacrificing community values

Residential Zone Policies

1. Residential zones should be placed in safe environments that avoid conflicts with other uses. This can be achieved through step down zoning or using streets or natural features for buffers.
2. Residential zones should include amenities promoting family living environments and safe places for children to play, walk to school, and experience the City's natural resources.
3. Residential zones should include compatibility standards to facilitate transitions between new and established uses to help alleviate the pressures of growth upon existing community residents.
4. Residential zones should provide for a broad range of densities and housing choices, including clustering of buildings and variable lot sizes.
5. Residential zones should include outright permitted and conditional uses adequate to develop "complete" neighborhoods and suitable living environments.
6. New residential developments shall analyze the impact of the new development upon community infrastructure and natural resources. Any necessary mitigation plan shall be examined for feasibility and effectiveness in remedying the impacts. No new development shall be permitted which creates the need for subsidy by community members, in other words, "new development shall pay its' own way."
7. New residential developments shall incorporate where practical, existing natural features into new projects as a way to protect the natural beauty of Prineville.
8. Residential zones shall promote walkability and connectivity to adjacent neighborhoods, open spaces, parks, and commercial nodes.
9. Residential zones shall incorporate affordable housing concepts.

Commercial Zone Policies

1. Commercial zones shall be placed to provide a wide range of services and goods to citizens in a convenient manner and without creating unnecessary subsidies.
2. Commercial areas, nodes, and zones should be located throughout the community to provide convenient shopping, employment, and services to citizens in an efficient manner.
3. Commercial zones must include outright permitted and conditional uses adequate to fully support the needs of the Prineville community.
4. Commercial zones should be preserved for commercial use or a mix of commercial and residential uses, particularly along arterial and major collector streets. Residential only developments should only be approved as a conditional use in unique circumstances.
5. Commercial zone regulations should be flexible and include incentives to attract businesses to create a self-supporting community and competitive business environment.
6. Commercial zones should provide adequate opportunities to locate and operate businesses so Prineville can be as self-sufficient as possible without requiring citizens to make excessive vehicle trips to other communities.
7. The downtown business commercial core area is a key feature of Prineville and should be enhanced to provide a draw for all citizens and visitors alike. Convenient and plentiful transportation, parking, walkability and use of second and third floors for business and housing opportunities are necessary for the success of the downtown area.
8. Commercial projects should contain quality architecture, mixed-uses, open spaces, pedestrian amenities, and adequate parking areas throughout the community as the city grows.
9. Commercial projects that are aesthetically designed to blend in with the environment and are compatible with mixed-uses and residential areas will be encouraged over commercial developments that require large acreages with large private parking lots.
10. Commercial projects that maximize land spaces and are multi-storied with opportunities for upper-floor and/or offices and housing should be encouraged as a way to utilize valuable lands efficiently.

11. Existing strip commercial areas can be unsightly, unsafe, and create excessive vehicle trips. Successful development strategies should include methods for redeveloping and improving the curbside appearance and function of existing strip areas.
12. New commercial areas should be designed as commercial nodes or centers to avoid creating new strip areas.
13. Commercial areas should allow for service, repair and small manufacturing as a way to preserve industrial parcels in large acreages.
14. Marijuana Facilities (MF) may be allowed in Commercial Zones through the application of Marijuana Overlay and process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.
15. Marijuana Grow Sites (MG) may be allowed in Commercial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.

Industrial Zone Policies

1. Industrial zones should be located in places that do not disrupt the function of other land uses.
2. Industrial zones should provide places for manufacturing, repair, with potential for high concentrations of jobs, products, and services in areas that can be conveniently served by transportation and easily accessed by high numbers of employees.
3. Industrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities. Heavy industrial uses should be located away from residential neighborhoods.
4. Industrial zones should have buffers from less intensive zones or uses including; streets, natural features, vegetative screens and fences to reduce the negative impacts of industrial uses, and the aesthetics of large, plain buildings, outdoor storage, mechanical equipment, and large parking areas.
5. New Industrial zones should be located adjacent to or close to other industrial zones as a way to maximize available infrastructure and minimize incompatible uses, particularly residential.
6. Clean industries are preferred. Industries that produce excessive noxious airborne particulates, non-disposable hazardous waste or other nuisances may not be allowed.

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7. The City shall reserve and protect large industrial lots of more than 20 acres in size and very large industrial sites greater than or equal to 50 contiguous acres. This includes sites or contiguous areas suitable for development by target industries in view of the City's average large-site size of 251.7 acres, goal of attracting new or expanded similar large-footprint target industries and maintaining suitable sites as an enticement for attracting new industry.
8. Site protections required by law must be established when expanding the UGB for target industries.
9. Small service, repair, and manufacturing industries should be encouraged to locate in commercial areas, if appropriate, as a way to retain large industrial acreages.
10. Industrial areas should provide wider streets, as well as service use opportunities; including parks, daycare and trail connections for employees to reduce excess vehicle trips and community subsidy, subject to appropriate siting and regulations that limit uses.
11. Expansion of industrial zones along or near the City Railroad facilities is a priority to enhance commerce and attract supportive activities and industries. Industrial uses should be encouraged to use railroad facilities for transportation of heavy freight, thus reducing vehicular traffic on roadways.
12. Older industrial zone designations that are no longer in an appropriate location due to abutting development patterns, should be converted to other uses subject to proper analysis, zone changes, and plan amendments as needed.
13. Marijuana Facilities (MF) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.
14. Marijuana Grow Sites (MG) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.

Goal # 2: Maintain lands within the UGB and expand boundary when necessary.

Urban Growth Boundary Policies

1. The UGB should include all of the land needed for residential, commercial and industrial development for the period of time required by State law.
2. UGB should be expanded to include areas for identified needs and as appropriate to take advantage of opportunities as they present themselves.
3. Infrastructure master plans should be prepared, maintained and updated to properly accommodate growth without excessive public subsidy.
4. Actively seek and acquire land needed for future infrastructure to avoid excessive land prices for property necessary for; water and sewer improvements, transportation projects, other utility needs and protection of natural resources and hazard areas.
5. Annexation policies should be provided within the Urban Growth Management Agreement with Crook County, describing the ways and means of adding land to City limits. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
6. Expansion of the UGB shall avoid or protect Goal 5 resources and Goal 7 hazards. Open space buffers shall also be considered to reduce conflict between urban, industrial and agricultural uses.

Goal # 3: Establish appropriate land use regulations to support a sustainable community and manage growth.

Sustainable Community and Growth Management Policies

1. Examine and implement a sustainable practice when appropriate for all City resources. Promote land use regulations that encourage energy conservation and reduce pollution.
2. Land use patterns should support a multi-modal transportation system, including opportunities with new development and redevelopment. This technique will seek to connect all areas of the community resulting in greater sustainability of all resources. Higher order streets shall include elements beyond sidewalks such as off-street paths and bicycle lanes to support multi-modal transportation.

3. The City should encourage and potentially require the use of master planning, including mixed-use zones for certain developments. Master planning and mixed-use zones which emphasize aesthetics and community compatibility, circulation, landscaping, open space, storm drainage, utilities, building location and design, and access to commercial and community facilities will provide the most efficient use of land and encourage the use of alternate modes for transportation.
4. Higher density residential areas should be located within walking distance of shopping, jobs, schools, open space, recreation, and transit services, without sacrificing the existing low-density residential character of existing neighborhoods.
5. The City should regulate growth by encouraging compact development at the core of the city through incentives for infill and redevelopment projects.
6. The City should encourage development of vacant or under-utilized land to limit pressure on expanding City limits.
7. Limitations on development not contiguous to City limits or outside City limits will reduce unnecessary “leap frog” development and unanticipated City subsidy.
8. Development must “pay its own way” to reduce community subsidy and minimize the negative effects of growth. Developers should analyze the full impact of proposed development upon transportation systems, infrastructure, schools, parks, natural resources, cultural resources and emergency services before development approval.
9. Capital improvement plans including maintenance of City water, sewer and transportation systems should give higher priority to lands within City limits before considering extending services to lands with the potential to annex.
10. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
11. Marijuana Facilities (MF) and Marijuana Grow Sites (MG) may be allowed in Industrial or Commercial Zones through the application of the Marijuana Overlays and permit process found in the City of Prineville Land Use Code Chapter 153, 153A and 153B. Approval of the Marijuana Overlays found in the City of Prineville Land Use Code shall be required to:
 - a. be consistent with the Comprehensive Plan;
 - b. be suitable for the MF and MG in accordance with the Prineville Land Use Code;
 - c. be considerate of the public health, safety, and welfare;
 - d. be licensed by the State of Oregon.