

CLINIC. A place where professional services are provided, including but not limited to, medical, dental, chiropractics, counseling, optometry and other medical and social type services, and including single and/or multiple offices.

CLINIC, ANIMAL. A business establishment in which veterinary services are rendered for domestic pets and/or livestock on an outpatient basis. The facilities may be further classified as "small animal" (those limited to domestic pets), or "large animal" (those limited to domestic livestock).

COMMERCIAL RECREATION. A private facility or structure intended for recreational purpose.

Indoor. A room or rooms within an enclosed building including uses ranging from skating rinks and bowling alleys to pool halls and arcades.

Outdoor. A facility or structure not enclosed by a building including uses such as batting cages, bumper cars, mini golf, tennis courts and basketball courts.

[Home](#) **COMMUNITY WATER SYSTEM.** A domestic water supply source or distribution system which serves more than three single residences or other users for the purpose of supplying water for household uses, but is neither a municipal water supply system nor a public utility water supply system, and must have legal financial provisions for long-term operation and maintenance.

COMMUNITY SEWAGE SYSTEM. A sewage disposal system, which serves more than ten single residences or other users for the purpose of disposing of household liquid wastes, but is neither a municipal nor a public utility sewage disposal system, and must be approved by the appropriate government agency and must have legal financial provisions for long-term operation and maintenance.

CONDOMINIUM. A multiple family dwelling, duplex or single unit in which the dwelling units are individually owned, with each owner having a recordable deed enabling the unit to be sold, mortgaged or exchanged independently, under the provisions of applicable O.R.S.'s.

CONTIGUOUS or CONTIGUOUS LAND. Two or more parcels or units of land under a single ownership which are not separated by an intervening parcel of land under separate ownership, including limited access right-of-way which would deny access between the two parcels under single ownership, or parcels of land under a single ownership which are not separated by a river, public road, street or other public right-of-way.

COTTAGE INDUSTRY. See *Home Occupation*.

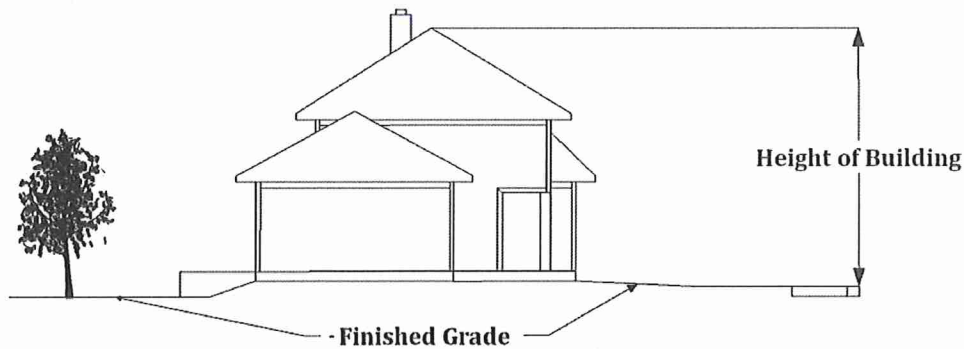
CUSTOM SLAUGHTERING or SLAUGHTER HOUSE. A mobile or stationary establishment wherein meat animals, caused to be delivered by the owners thereof, are slaughtered for compensation, payment or remuneration of any kind, and are thereafter returned to the owner thereof or to the order of the owner. (O.R.S. 603.010(2)).

DATA CENTER. Data storage and processing facilities, Electronic products – manufacture, storage and assembly, together with all related and supporting uses and facilities.

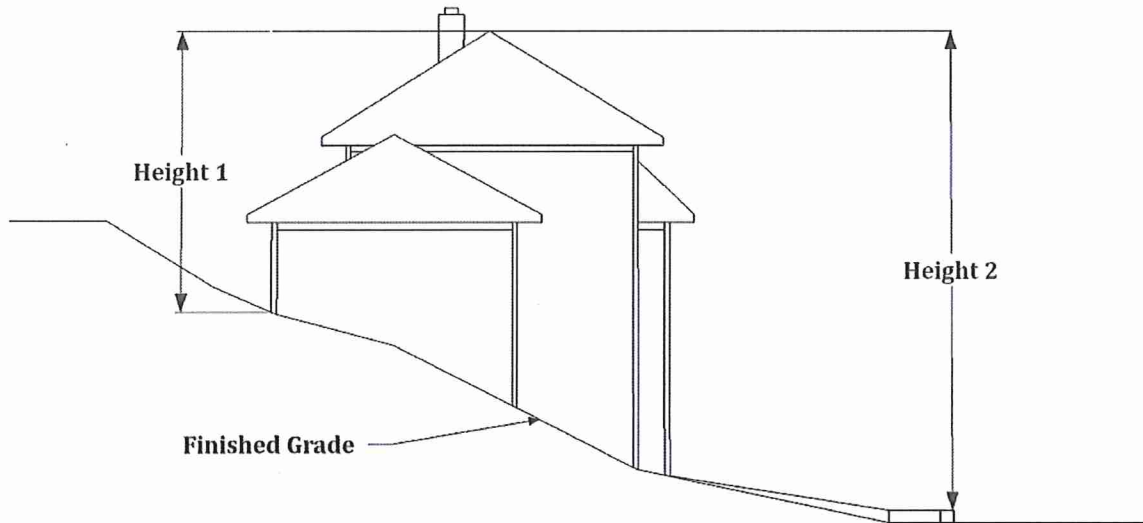
DAY CARE See *Child Care*.

DENSITY, NET. The number of dwelling units per unit of land expressed as the number of square feet of land per dwelling unit. The net density for any lot is computed by dividing the net square footage of the parcel by the number of dwelling units. The net square footage is determined by subtracting from the total square footage of the parcel that

HEIGHT OF BUILDING. With natural grade of up to and including 10%, "height of building" is the vertical distance measured between the elevation of the curb or street serving the property, and the highest point of the roof including mechanical equipment such as HAVAC systems. For sites having a natural grade greater than 10%, "height of building is measured from the average finished grade to the highest point of the roof including mechanical equipment such as HAVAC. Introduced fill or excessive grading beyond that which is necessary shall not be used to circumvent this standard by artificially elevating a structure above the height limit.



Natural Grade 10% or Less.
Height determined by measurement from the curb or street.



Natural Grade greater than 10%.
Height determined by the average of heights 1 & 2.

TRANSFER STATION. Shall be as defined pursuant to state law.

TRANSIENT MERCHANT, BUSINESS OR COMMERCIAL ENTERPRISE. A person, business or other enterprise that travels from place to place, either carrying their goods with them, selling and delivering at the same time, or not carrying goods but taking orders for future delivery, or purchasing goods for resale or processing off-site. Includes those who occupy a temporary fixed location, selling and delivering from stock on hand, doing business in much the same manner as a permanent business does or might be expected to, with the principal difference being the temporary nature of the business location or type of activity.

TRAVELERS' ACCOMMODATIONS. Any establishment having rooms or apartments rented or kept for rent on a daily or weekly basis to travelers or transients for a charge or fee paid or to be paid for rental or use of facilities.

UNIQUE RESOURCE. Land or buildings which have a special character or aesthetic interest, irrespective of age, including the type or method of construction or artistic value, and are so designated by the Comprehensive Plan.

URBAN SERVICES. Sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit.

USE. The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

UTILITY FACILITY.

Major. Utility facilities owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing of its products or for the disposal of **hazardous** cooling water, waste or byproducts, and including cellular towers, power transmission lines including their poles or towers, above ground pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities.

Minor. Utility facilities of a smaller scale such as **self-generating facilities that will not adversely impact surrounding properties, including solar arrays, wind turbines and fuel cells within height limits,** well houses, booster pump stations, **disposal of non-hazardous cooling water,** small communication towers within local height limit, utility equipment buildings and similar facilities.

Exempt. **Utility facilities not considered to be a minor facility due to scale and impact to surrounding properties as determined by the Planning Director such as: streets approved in a master plan, any utility placed underground or on existing above ground poles, site specific power generation such as roof mounted solar panels not exceeding height limit or small ground mounted power generating facilities and other similar facilities.**

UTILITY TOWERS. Facilities that cannot be defined as a minor utility facility and generally exceed the height limit of the zone, such as communication towers or power line towers.

VISIBLE. Capable of being seen without visual aid by a person of normal visual acuity.

VISION CLEARANCE AREA. A triangular area on a lot at the intersection of two streets or a street and a railroad, two sides of which are lot lines measured from the corner intersection of the lot lines to a distance specified in this chapter. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where

family dwelling shall be limited to 1 single family dwelling per lot. City Sewer and Water services shall be approved and provided.

(2) Any parcel of land or portion thereof which is to be dedicated to a public, semi-public or public utility for a park, school, road, canal, railroad, utility or other public use shall be exempt from the minimum lot size requirements of this chapter and the applicable zone.

(B) In any zone, the Planning Commission may grant an exception to the stated minimum lot size for residential purposes in accordance with section 153.094 Cluster Developments

Covered in 153.116.

153.117 EXCEPTIONS TO YARD-SETBACK REQUIREMENTS.

The following exceptions to yard or setback requirements are authorized for a lot or use in any zone.

(A) The reviewing authority may increase the yard requirement when a yard abuts a street which the City has designated for future widening. The reviewing authority may permit a lesser front yard requirement if structures on abutting lots do not meet the front yard requirements of the zone in which it is located.

(B) Any parcel of land or portion thereof which is taken by or is dedicated to a public or semi-public entity for a road, canal, railroad, utility or other public use shall be exempt from the building setback requirements set forth by the Prineville Development Code standards when such dedication of land reduces a setback for an existing building or structure. Such setback shall be treated as a non-conforming setback by the City and shall be subject to those Code regulations and provisions that regulate non-conforming uses.

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Replaced with above. Replaced with above. Moved to table, and definition.

Removed.

153.118 EXCEPTIONS TO BUILDING HEIGHTS.

(A) The following types of structures or structural parts are not subject to the building height limitations of this chapter: chimneys, cupolas, tanks, church spires, belfries, domes, derricks, monuments, fire and hose towers, observation towers, transmission towers, smokestacks, flagpoles, radio, cellular and television towers, masts, aerials, cooling towers, water towers, elevator shafts, windmills, conveyors, mill related apparatus and other similar projections.

(B) The height limit for data storage and processing facilities may be approved at 75 ft. including mechanical equipment, when necessary for energy efficiency and cooling purposes.

(BC) The exceptions to building height limitations set forth herein are not applicable to any such structures or structural parts that are located within an Airport Approach (AA) Overlay Zone.

153.119 EXCEPTION, ZONE BOUNDARIES.

If a zone boundary as shown on the Zoning Map splits a lot between two zones (a split zoned property), the entire lot shall be deemed to be in the zone in which the greater area of the lot lies. This does not include properties separated by a jurisdiction line such as the Urban Growth Boundary or County zoning.

Prineville Commercial Zone Use Table

Use Classification	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP	Comments:
Automobile, Trucks, RV's									
Auto Detailing		O ¹							
Auto Painting, Auto Body Work		T1 ¹				O ¹	O ¹		
Auto Repair		O ¹				O ¹	O ¹	O ¹	Screened on-site auto storage.
Auto Rentals		O			O*				
Auto Sales (New & Used)		O				O	O	T1	
Auto Service Station (may include accessory convenience store & carwash)		O		T1	T2	O	O	T1	Generally same day service, includes minor repairs.
Car Wash		T1				O			
Card Lock Gas Station							O	T1	
Tire Sales & Service		O ¹					O ¹	O	
Truck Stop (May include accessory convenience store, carwash & café)						O	O	T1	
Recreational Vehicle Sales, Service, Rental & Repair		O ¹			T2	O ¹	O ¹	T1	
Recreational Vehicle Storage Facility		T1, T2 ¹				O ¹	O ¹	EO ¹	
Semi-Truck parking and staging		O					O		
Vehicle Storage / Towing Yard							O ¹		
Industrial Related Uses									
Accessory use in support of Primary industrial use						O	O	O	
Agricultural products storage & processing including fertilizer and chemical operations.						T1, T2 ¹	T1 ¹	T2 ¹	
Aircraft Service, Maintenance									
Auto Wrecking, Auto Recycling		T2 ¹				T1 ¹	T1 ¹		153.083(B)
Bakery, Wholesale Distribution						O	O	O	
Batch Plants (asphalt, concrete)						T2 ¹	T2 ¹		
Concrete & conc. products, stone cutting						T2 ¹	T1 ¹ , T2 ²		
Concrete & conc. products, stone cutting (no raw materials)								T2 ²	No processing of raw materials on site.
Data Center						O	T2	O	See Definition 153.004
Dump, Landfill							T2 ¹		153.083(P)
Farming, commercial use associated with farming						O	O		153.083(B)
Junkyard									Outdoor storage of bulk landscaping material.
Landscape supply (Bulk)						O ¹	O ¹		
Laundry (Industrial)						O	O ¹	O ²	Not walk in household laundry.
Laboratory for Research (nonhazardous)		T2					O	O	

C-1 (Central Comm.) C-2 (General) C-3 (Professional) C-4 (Neighborhood) C-5 (Recreational)
M-1 (Light Industrial) M-2 (Heavy Industrial) IP (Industrial Park)
O = Outright T1 = Type 1 Conditional Use T2 = Type 2 Conditional Use

Prineville Commercial Zone Use Table

Use Classification	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP	Comments:
Utility Facility (Major) see definition ²	T2	T2				T2 T1	T2 0	T2 T1	153.083(L)(I)
Utility Facility (Minor) see definition ²	T1	T1	T1			0	0	T1	153.083(L)(I)
Utility Facility (Exempt) see definition ²	0	0	0	0	0	0	0	0	153.083(L)(I)
Utility Lines for Public Service	0	0	0	0	0	0	0	0	
Utility Towers (exceeding height limit of zone) ²		T2				T2	T2	T2	153.083(I)
Utility Co-location	0	0	0	0	0	0	0	0	153.083(I)
Replacement of Bridges, stream or canal crossings	0	0	0	0	0	0	0	0	

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