

ARTICLE 3 – ZONING DISTRICTS

Chapters:

15.16 Establishment of Zones

15.18 Residential Zones

15.20 Residential Master Plan Zone

15.22 Commercial and Mixed-Use Zones

15.24 Industrial and Public Facility Zones

Chapter 15.16 – Establishment of Zones

Sections:

- 15.16.010 Purpose
- 15.16.020 Classification of Zones
- 15.16.030 Determination of Zone Boundaries

15.16.010 Purpose

Chapter 15.16 establishes zoning districts, consistent with the City of La Pine Comprehensive Plan. Every unit of land (parcel, lot, tract, and right-of-way) within the City of La Pine is designated with a zoning district or “zone,” and may also be designated with one or more overlay zones. The use of land is limited to the uses allowed by the applicable zone(s).

15.16.020 Classification of Zones

Zone boundaries are as depicted on the Zoning Map. The City maintains official copies of the Zoning Map and Comprehensive Plan. Where a conflict between documents arises, the Comprehensive Plan shall govern. The full names, short names, and map symbols of the zones are listed in Table 15.6-1.

Table 15.16-1 — Classification of Zones

Zone Full Name	Short Name/Map Symbol
Residential Single Family	RSF
Residential Multi-Family	RMF
Residential Master Plan	RMP
Traditional Commercial	C
Commercial/Residential Mixed Use	CRMX
Mixed-Use Commercial	CMX
Neighborhood Commercial	CN
Light Industrial	LI
Industrial	I
Public Facility	PF

15.16.030 Determination of Zone Boundaries

Where due to the scale, lack of scale, lack of detail, or illegibility of the Zoning Map, or due to any other reason, there is uncertainty, contradiction, or conflict as to the intended location of a zone boundary, the Community Development Director or, upon referral, the Planning Commission, shall determine the boundary as follows:

A. Right-of-way.

1. Boundaries that approximately follow the centerlines of a street, highway, alley, bridge, railroad, or other right-of-way shall be construed to follow such centerlines.

2. Boundaries that approximately run parallel to right-of-way shall be construed as being parallel to it and at such distance from it as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Zoning Map.
 3. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zone designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a zone boundary, the vacated lands within the former right-of-way shall be allocated proportionately to the abutting zones.
- B. Parcel, lot, tract.** Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries.
- C. Jurisdiction boundary.** Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary.
- D. Submerged areas.** Where areas within the City are underwater and are bounded by two or more zones, the boundary lines of these zones shall be extended to the center of the body of water unless platted.
- E. Natural feature.** Boundaries indicated as approximately following a river, stream, topographic contour, or similar feature not corresponding to any feature listed in subsections A-D, above, shall be construed as following such feature.

Chapter 15.18 – Residential Zones

Sections:

15.18.100	Purpose
15.18.200	Characteristics of the Residential Zones
15.18.300	Use Regulations
15.18.400	Development Standards
15.18.500	Additional Standards

15.18.100 Purpose

Chapter 15.18 regulates allowed land uses (“uses”) and sets forth lot and development standards, including without limitation minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development in the residential zones. The regulations of this chapter are intended to implement the City of La Pine Comprehensive Plan.

15.18.200 Characteristics of the Residential Zones

Residential zones are intended to accommodate a mix of residential uses at planned densities, consistent with the housing needs of the city; promote the orderly development and improvement of neighborhoods; facilitate compatibility between dissimilar land uses; allow residences in proximity, and with direct connections, to schools, parks, and community services; and to ensure efficient use of land and public facilities. There are two residential zones in the City:

- A. Residential Single-Family Zone (RSF).** The RSF zone permits residential uses at densities between one and seven dwelling units per gross acre. Permitted residential uses consist primarily of detached single-family housing, duplexes, and low density multi-family developments. The RSF zone also allows community service uses such as churches, schools, and parks that may be subject to special use standards.
- B. Residential Multi-Family Zone (RMF).** The RMF zone permits residential uses at densities between five and 40 dwelling units per gross acre. Permitted residential uses consist of detached single-family dwellings, townhomes, duplexes, and multi-family housing. The RMF zone also allows community service uses such as churches, schools, and parks that may be subject to special use standards.

15.18.300 Use Regulations

Uses may be designated as Permitted, Limited, Conditional, or Prohibited in the residential zones. As noted in Table 15.18-1, a use may also be subject to Special Use Standards of Article 6.

- A. Permitted Uses (P).** Uses allowed outright in the residential zones are listed in Table 15.18-1 with a “P”.
- B. Limited Uses (L).** Uses allowed in the residential zones subject to limitations are listed in Table 15.18-1 with an “L”. The limitations are defined below and correspond with the footnote numbers in Table 15.18-1.
 - 1. Commercial Lodging. Commercial Lodging uses in the RSF and RMF zones are limited to bed and breakfast inns.

2. **Retail Sales and Service.** Retail Sales and Service uses in the RSF and RMF zones are limited to veterinary clinics and commercial kennels where the animal-related facilities are primarily indoors.
 3. **Self-Service Storage.** Self-Service Storage uses are required to have a minimum lot size of five acres.
 4. **Parks and Open Areas.** Cemeteries require a conditional use permit in the RSF and RMF zones. All other Parks and Open Areas uses permitted outright.
- C. Conditional Uses (CU).** Uses which are allowed if approved through the conditional use review process are listed in Table 15.18-1 with a “CU”. These uses are allowed provided they comply with the conditional use requirements of Chapter 15.316, Conditional Uses. Uses listed with a “CU” that also have a footnote number in the table are subject to the regulations cited in the footnote.
- D. Prohibited Uses (N).** Uses listed in Table 15.18-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 15.08, Non-Conforming Uses and Structures.

Table 15.18-1 — Use Regulations in the Residential Zones

Use Category	RSF	RMF	Special Use Standards
Residential Use Categories			
Household Living	--	--	--
- Single-family dwelling	P	P	--
- Cottage cluster development	P	P	Section 15.104.050
- Townhome	P	P	Section 15.104.020
- Duplex	P	P	Section 15.104.030
- Multi-family development	P	P	Section 15.104.040
- Manufactured dwelling	P	P	--
- Manufactured dwelling park	P	P	Section 15.104.060
- Accessory dwelling unit	P	P	Section 15.104.010
- Residential care home	P	P	Section 15.104.080
Group Living	--	--	--
- Room and board facility	CU	CU	--
- Residential care facility	CU	P	Section 15.104.080
- Long-term care facility	CU	CU	--
Commercial Use Categories			
Campgrounds and Recreational Vehicle Parks	CU	CU	Section 15.108.020
Commercial Lodging	L (1)	L (1)	--
Commercial Parking	N	N	--
Commercial Recreation	CU	CU	Section 15.108.030
Eating and Drinking Establishments	N	N	--

Marijuana Dispensary	N	N	--
Quick Vehicle Servicing	N	N	--
Office	N	N	--
Retail Sales and Service	CU (2)	CU (2)	--
Vehicle Repair	N	N	--
Self-Service Storage	CU (3)	CU (3)	--
Industrial Use Categories – None Permitted			
Institutional Use Categories			
Basic Utilities	P	P	--
Colleges	CU	CU	--
Community Services	CU	CU	--
Daycare Centers	P	P	--
Medical Centers	N	N	--
Parks and Open Areas	L/CU (4)	L/CU (4)	--
Religious Institutions	CU	CU	--
Schools	P	P	--
Other Use Categories			
Agriculture	CU	CU	Section 15.108.080
Forestry	P	P	--
Mining	N	N	--
Wireless Telecommunication Facilities	C	C	Section 15.108.110

15.18.400 Development Standards

- A. Purpose.** The development standards for residential zones work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The development standards generally assure that new development will be compatible with the City’s character. At the same time, the standards allow for flexibility for new development. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.
- B. Development Standards.** The development standards for residential zones are presented in Table 15.18-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.18.500. Footnotes in the table correspond to the sections below.
1. Minimum density standard in the RSF zone only applies to subdivisions. Development on existing lots and partitions are exempt from this standard.

2. Accessory dwellings do not count toward the maximum density standard in the RSF zone.

Table 15.18-2 — Development Standards in the Residential Zones

Standard	RSF	RMF
Minimum density	1 unit per acre (1)	5 units per acre
Maximum density	7 units per acre (2)	40 units per acre
Minimum lot size	None	None for single-family dwelling, cottage cluster development, duplex, or townhomes. Multi-family development: 3,000 sq. ft. for first dwelling unit, plus 1,000 sq. ft. for each dwelling unit thereafter on the same property, provided that urban services are available to serve the development.
Minimum street frontage	50 feet 35 feet on cul-de-sac street 25 feet for townhomes	50 feet 35 feet on a cul-de-sac street 25 feet for townhomes
Minimum setbacks	--	--
- Front or street-side yard	20 feet	20 feet
- Side yard	10 feet None for townhomes	10 feet None for townhomes
- Rear yard	20 feet	20 feet
Maximum building height	45 feet	45 feet
Maximum lot coverage	75% for townhomes 50% for all other uses	75% for townhomes 50% for all other uses
Minimum landscaped area	See Chapter 15.82	

15.18.500 Additional Standards

A. RSF Zone. The following standards apply to all development in the RSF zone.

1. No dwelling structures shall have visible, unclosable openings, which allow penetration of air, outside elements, or animals into the structure's interior, except for screened-in porches.
2. All dwelling structures shall be placed on a basement foundation, concrete pad or piers, or other permanent foundation and secured, anchored, or tied down in accordance with the current International Building Code and all other applicable FHA requirements.
3. See Article 5 for additional development standards.

Chapter 15.20 – Residential Master Plan Zone

Sections:

15.20.100	Purpose
15.20.200	Characteristics of the Residential Master Plan Zone
15.20.300	Use Regulations
15.20.400	Development Standards
15.20.500	Additional Standards

15.20.100 Purpose

Chapter 15.20 regulates allowed land uses (“uses”) in the Residential Master Plan zone (RMP). The use regulations of the RMP zone work together with additional use regulations and development standards of the Newberry Neighborhood Overlay Zone. The regulations of this chapter are intended to implement the City of La Pine Comprehensive Plan.

15.20.200 Characteristics of the Residential Master Plan Zone (RMP)

The RMP zone covers a large land area within the center of the La Pine. Deschutes County has approved a master plan for the area and has included areas for neighborhood commercial, public facilities, schools, open spaces, and recreation areas. The concept is to allow a development pattern that incorporates a balanced mix of single-family residential development with a variety of multi-family residential options. An overall density range of three to 21 units per gross acre is desired for the zone. The overall densities are intended to blend single-family and multi-family residential development patterns. The densities within specific areas of the zone are intended to be more dependent on complementary design elements and arrangements of facilities (i.e. proximity to commercial services, proximity to schools, design of pedestrian amenities, etc.) rather than prescriptive zoning boundaries.

15.20.300 Use Regulations

All uses in the RMP zone are subject to the special use regulations of the Newberry Neighborhood Overlay Zone (Chapter 15.32). Use regulations within the overlay zone vary based on the specific location within the overlay zone. Therefore, no uses are permitted outright in the zone. Uses are designated as Limited, Conditional, or Prohibited. As noted in Table 15.20-1, a use may also be subject to Special Use Standards of Article 6.

A. Limited Uses (L). Uses allowed in the RMP zone subject to limitations are listed in Table 15.20-1 with an “L” and a footnote that corresponds to the section number below.

1. All uses listed with an “L (1)” may be permitted, conditional, or prohibited uses depending on which district within the Newberry Neighborhood Overlay Zone (Chapter 15.32) the use is located in. Special development standards may also apply to the use, depending on the district in the zone.

B. Conditional Uses (CU). Uses which are allowed if approved through the conditional use review process are listed in Table 15.20-1 with a “CU” and a footnote that corresponds to the section number below.

1. All uses listed with an “CU (1)” may be conditional or prohibited uses depending on which district within the Newberry Neighborhood Overlay Zone (Chapter 15.32) the use is located in. These uses may be allowed provided they comply with the conditional use requirements of Chapter 15.316, Conditional Uses. Special development standards may also apply to the use, depending on the district in the zone.
- C. Prohibited Uses (N).** Uses listed in Table 15.20-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 15.08, Non-Conforming Uses and Structures.

Table 15.20-1 — Use Regulations in the Residential Master Plan Zone

Use Category	RMP	Special Use Standards
Residential Use Categories		
Household Living	--	--
- Single-family dwelling	L (1)	--
- Cottage cluster development	N	--
- Townhome	L (1)	Section 15.104.020
- Duplex	L (1)	Section 15.104.030
- Multi-family development	L (1)	Section 15.104.040
- Manufactured dwelling	L (1)	--
- Manufactured dwelling park	L (1)	Section 15.104.060
- Accessory dwelling unit	L (1)	Section 15.104.010
- Residential care home	L (1)	Section 15.104.080
Group Living	--	--
- Room and board facility	N	--
- Residential care facility	L (1)	Section 15.104.080
- Long-term care facility	L (1)	--
Commercial Use Categories		
Campgrounds and Recreational Vehicle Parks	N	Section 15.108.020
Commercial Lodging	L (1)	--
Commercial Parking	N	--
Commercial Recreation	CU (1)	Section 15.108.030
Eating and Drinking Establishments	L (1)	Mobile food unit sites subject to Section 15.108.070
Marijuana Dispensary	N	--
Quick Vehicle Servicing	CU (1)	--
Office	L (1)	--
Retail Sales and Service	L (1)	--
Vehicle Repair	CU (1)	--

Use Category	RMP	Special Use Standards
Self-Service Storage	CU (1)	--
Industrial Use Categories		
Artisanal and Light Manufacturing	N	--
Automotive Wrecking, Salvage, and Junk Yards	N	--
Industrial Service	N	--
General Manufacturing and Production	N	--
Marijuana Facilities	N	--
Wholesale Sales	N	--
Warehouse and Freight Movement	N	--
Waste Treatment and Recycling	N	--
Institutional Use Categories		
Basic Utilities	L (1)	--
Colleges	CU (1)	--
Community Services	L (1)	--
Daycare Centers	L (1)	--
Medical Centers	N	--
Parks and Open Areas	L (1)	--
Religious Institutions	L (1)	--
Schools	L (1)	--
Other Use Categories		
Agriculture	N	--
Forestry	L (1)	--
Mining	N	--
Wireless Telecommunication Facilities	CU	Section 15.108.110

15.20.400 Development Standards

The development standards for the Residential Master Plan zone are specified in the Newberry Neighborhood Overlay Zone. The standards vary based on the location within the zone, use, or housing type. All development in the RMP zone is subject to overlay zone development standards. Additional standards in Article 5 may apply as well.

Chapter 15.22 – Commercial and Mixed-Use Zones

Sections:

15.22.100	Purpose
15.22.200	Characteristics of the Commercial and Mixed-Use Zones
15.22.300	Use Regulations
15.22.400	Development Standards
15.22.500	Additional Standards

15.22.100 Purpose

Chapter 15.22 regulates allowed land uses (“uses”) and sets forth lot and development standards, including minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development in the commercial and mixed-use zones. The regulations of this chapter are intended to implement the City Comprehensive Plan.

15.22.200 Characteristics of the Commercial and Mixed-Use Zones

Commercial zones accommodate a mix of commercial services, retail, and civic uses, along with residential uses permitted in some circumstances. Four commercial zones provide for the full range of commercial land uses within the city. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas; facilitate compatibility between dissimilar land uses; provide employment opportunities in proximity, and with direct connections, to housing; and to ensure efficient use of land and public facilities.

- A. Traditional Commercial Zone (C).** The C zone allows the widest range of commercial uses and limits residential uses in order to preserve land for commercial needs and maintain compatibility between adjacent uses. A portion of the C zone is located in the Downtown La Pine Overlay Zone. The overlay zone restricts some uses and establishes additional design standards to facilitate the development of a pedestrian-oriented downtown area.
- B. Commercial/Residential Mixed Use Zone (CRMX).** The CRMX zone is intended primarily as a smaller scale, service and office commercial district, with associated residential that may consist of upper level units. A live-work design concept within the mixed-use district serves as a buffer between the C zone and residential zones. Commercial uses are allowed in the zone but are limited in order to facilitate a mixed-use development pattern.
- C. Commercial Mixed-Use Zone (CMX).** The CMX zone is intended to allow for a wide range of both commercial and residential uses. Unlike the CRMX zone, residential uses are not limited and are allowed to be developed on standalone sites. Some commercial uses that may not be compatible with residential uses are prohibited or limited. The CMX zone allows for flexible uses that can respond to market demand.
- D. Neighborhood Commercial Zone (CN).** The CN zone allows commercial uses that are intended to serve neighboring residential neighborhoods and are generally compatible with residential uses.

15.22.300 Use Regulations

Uses may be designated as Permitted, Limited, Conditional, or Prohibited in the commercial and mixed-use zones. As noted in Table 15.22-1, a use may also be subject to Special Use Standards of Article 6.

- A. Permitted Uses (P).** Uses allowed outright in the commercial and mixed-use zones are listed in Table 15.22-1 with a “P”. In the C zone, any use that emits fumes or noxious odors, requires an air quality permit from the Oregon Department of Environmental Quality (DEQ), or emits noise beyond 20 decibels (dB) is required to obtain a conditional use permit pursuant to Chapter 15.316, Conditional Uses.
- B. Limited Uses (L).** Uses allowed in the commercial and mixed-use zones subject to limitations are listed in Table 15.22-1 with an “L”. The limitations are defined below and correspond with the footnote numbers in Table 15.22-1. In the C zone, any use that emits fumes or noxious odors, requires an air quality permit from the Oregon Department of Environmental Quality (DEQ), or emits noise beyond 20 decibels (dB) is required to obtain a conditional use permit pursuant to Chapter 15.316, Conditional Uses.
1. Marijuana Facilities in the C and CMX zones. Allowed Marijuana Facilities in the C and CMX zone are limited to marijuana testing laboratories. Marijuana production or processing uses are prohibited.
 2. Mixed use development in the CRMX zone. Non-residential uses noted with a (2) are allowed in combination with residential uses in the CRMX zone if the non-residential uses are limited to a total of 60% of the gross floor area of all uses in the development. Business parks and funeral homes are prohibited non-residential uses.
 3. Wireless Telecommunication Facilities in the CRMX and CMX zones. Communication antennas mounted on existing buildings, structures, or public utility transmission towers are permitted outright. Communication towers require a conditional use permit.
 4. Retail Sales and Service in the CMX zone. Automobile, RV, and truck sales uses require a conditional use permit. Funeral homes are prohibited. All other Retail Sales and Service uses are permitted outright.
 5. Commercial Lodging in the CN zone. Commercial Lodging uses in the CN zone are limited to bed and breakfast inns.
 6. Retail Sales and Service in the CN zone. Automobile, RV, and truck sales and funeral homes are prohibited in the CN zone. Veterinary clinics and kennels require a conditional use permit. All other Retail Sales and Service uses are permitted outright.
 7. Parks and Open Areas in the CN zone. Cemeteries require a conditional use permit in the CN zone. All other Parks and Open Areas uses permitted outright.
- C. Conditional Uses (CU).** Uses which are allowed if approved through the conditional use review process are listed in Table 15.22-1 with a “CU”. These uses are allowed provided they comply with the conditional use requirements of Chapter 15.316, Conditional Uses. Uses listed with a “CU” that also have a footnote number in the table are subject to the regulations cited in the footnote.

D. Prohibited Uses (N). Uses listed in Table 15.22-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 15.08, Non-Conforming Uses and Structures.

Table 15.22-1 — Use Regulations in the Commercial and Mixed-Use Zones

Use Category	C	CRMX	CMX	CN	Special Use Standards
Residential Use Categories					
Household Living	--	--	--		--
- Single-family dwelling	CU	P	P	P	--
- Cottage cluster development	P	P	P	P	Section 15.104.050
- Townhome	CU	P	P	P	Section 15.104.020
- Duplex	P	P	P	P	Section 15.104.030
- Multi-family development	P	P	P	P	Section 15.104.040
- Manufactured dwelling	CU	P	P	P	--
- Manufactured dwelling park	P	P	P	P	Section 15.104.060
- Accessory dwelling unit	P	P	P	P	Section 15.104.010
- Residential care home	CU	P	P	P	Section 15.104.080
Group Living	--	--	--	--	--
- Room and board facility	CU	CU	CU	CU	--
- Residential care facility	P	P	P	P	Section 15.104.080
- Long-term care facility	P	CU	CU	P	--
Commercial Use Categories					
Campgrounds and RV Parks	N	CU (2)	CU	CU	Section 15.108.020
Commercial Lodging	P	L (2)	P	L (5)	--
Commercial Parking	CU	L (2)	P	N	--
Commercial Recreation	P	L (2)	P	P	Section 15.108.030
Eating and Drinking Establishments	P	L (2)	P	P	Mobile food unit sites subject to Section 15.108.070
Marijuana Dispensary	P	N	P	N	Section 15.108.050
Quick Vehicle Servicing	P	CU	CU	N	--
Office	P	L (2)	P	P	--
Retail Sales and Service	P	L (2)	L/CU (4)	L/CU (6)	--
Vehicle Repair	P	N	CU	N	--
Self-Service Storage	N	N	P	CU	--
Industrial Use Categories					
Artisanal and Light Manufacturing	CU	N	N	CU	Section 15.108.010

Use Category	C	CRMX	CMX	CN	Special Use Standards
Automotive Wrecking, Salvage, and Junk Yards	N	N	N	N	--
Industrial Service	N	N	N	N	--
General Manufacturing and Production	N	N	N	N	--
Marijuana Facilities	L (1)	N	L (1)	N	Section 15.108.050
Wholesale Sales	N	N	N	N	--
Warehouse and Freight Movement	N	N	N	N	--
Waste Treatment and Recycling	N	N	N	N	--
Institutional Use Categories					
Basic Utilities	P	P	P	P	--
Colleges	P	L (2)	P	CU	--
Community Services	P	L (2)	P	CU	--
Daycare Centers	P	L (2)	P	P	--
Medical Centers	CU	N	N	N	--
Parks and Open Areas	P	L (2)	P	L/CU (7)	--
Religious Institutions	P	L (2)	P	P	--
Schools	P	L (2)	P	P	--
Other Use Categories					
Agriculture	N	L (2)	P	CU	Section 15.108.080
Forestry	P	L (2)	P	P	--
Mining	N	N	N	N	--
Wireless Telecommunication Facilities	P	L/CU (3)	L/CU (3)	C	Section 15.108.110

15.22.400 Development Standards

- A. Purpose.** The development standards for commercial and mixed-use zones allow development flexibility, within parameters, that supports the intended characteristics of the specific zone. In addition, the regulations provide guidance to property owners, developers, and neighbors about the limits of what is allowed
- B. Development Standards.** The development standards for commercial and mixed-use zones are presented in Table 15.22-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.22.500.

Table 15.22-2 — Development Standards in the Commercial and Mixed-Use Zones

Standard	C	CRMX	CMX	CN
Minimum lot width	None	None	None	25 feet
Minimum setbacks	--	--	--	--

Standard	C	CRMX	CMX	CN
- Front or street-side yard	20 feet	20 feet	20 feet	20 feet
- Side yard	None	10 feet None for townhomes	10 feet None for townhomes	10 feet None for townhomes
- Rear yard	None	10 feet	10 feet	15 feet
Maximum building height	70 feet	45 feet	45 feet	45 feet
Maximum lot coverage	80%	60%	60%	50%
Minimum landscaped area	See 15.18.500.B and Chapter 15.82			
Minimum and maximum density	Residential and mixed-use developments are subject to the minimum and maximum density standards of the RMF zone (see Section 15.18.500).			

15.22.500 Additional Standards

- A. Corner Lot Frontages.** For commercial uses located on corner lots where one street is predominantly residential, and one street is predominantly commercial, any commercial structure shall front on the street that is predominantly commercial.
- B. Landscaping Standard.** Any portion of a lot developed for commercial uses which are not used for buildings, other structures, parking or loading spaces, or aisles, driveways, sidewalks, and designated storage areas shall be planted and maintained with grass or other all-season groundcover vegetation. Grass shall be kept neatly mowed. Landscaping with trees and shrubs is permitted and encouraged. See additional landscaping and buffering standards in Article 5.
- C. Screening Requirements.**
1. Outdoor activities. Any business, servicing, or processing shall be conducted within a completely enclosed building, except for parking and loading facilities and for “drive-in” type establishments offering goods or services to customers waiting in parked motor vehicles.
 2. Outdoor storage. All areas of a site containing or proposed to contain outdoor storage of materials, equipment, and vehicles, and areas containing junk, salvage materials, or similar contents, shall be screened from view from adjacent rights-of-way and residential uses by a sight-obscuring fence, wall, landscape screen, or combination of screening methods. See additional buffering and fence standards in Article 5.
 3. Outdoor merchandise display. The outdoor display of merchandise for sale is not required to be screened from view, provided that all merchandise is located behind building setback lines unless otherwise approved by the City (e.g., to allow sidewalk sales).
- D. Vehicle Access.** Access driveways and entrances shall be permitted in a number and locations in which sight distance is adequate to allow safe movement of traffic in or out of the driveway or entrance, the free

movement of normal highway traffic is not impaired, and the driveway or entrance will not create a hazard or an area of undue traffic congestion on highways to which it has access. The City may require the permit applicant to submit engineering data and/or traffic analyses to support its proposed plan of access driveways and entrances. See additional access and circulation standards in Article 5.

- E. Emissions.** No use shall emit any noxious, toxic, or corrosive fumes or gases nor shall it emit any offensive odors.
- F. Noise.** All uses shall provide necessary shielding or other protective measures against interference occasioned by mechanical equipment or uses or processes with electrical apparatus.
- G. Lighting.** All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.

Chapter 15.24 – Industrial and Public Facility Zones

Sections:

15.24.100	Purpose
15.24.200	Characteristics of the Industrial and Public Facility Zones
15.24.300	Use Regulations
15.24.400	Development Standards
15.24.500	Additional Standards

15.24.100 Purpose

Chapter 15.24 regulates allowed land uses (“uses”) and sets forth lot and development standards, including without limitation minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development in the industrial and public facility zones. The regulations of this chapter are intended to implement the City of La Pine Comprehensive Plan.

15.24.200 Characteristics of the Industrial and Public Facility Zones

Industrial and Public Facility zones accommodate a mix of intensive and less intensive uses engaged in manufacturing, processing, warehousing, distribution, and similar activities. Two industrial zoning districts, one for light industrial uses and one for general industrial uses, provide for the full range of planned industrial land uses within the city. Both districts are intended to provide for efficient use of land and public services, provide a high-quality environment for business, offer a range of parcel sizes and locations for industrial site selection, avoid encroachment by incompatible uses, provide transportation options for employees and customers, and facilitate compatibility between dissimilar uses.

- A. Light Industrial Zone (LI).** The LI zone is intended to allow for a mix of industrial and manufacturing businesses alongside industrial services, research and development, and small-scale retail and professional services.
- B. Industrial Zone (I).** The I zone allows for the same uses as the LI zone, but also provides suitable locations for more intensive industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, or other activities
- C. Public Facility Zone (PF).** The PF zone is intended to provide areas for large-scale public facility and utility uses that require separation from residential and commercial uses. Additionally, the PF zone accommodates industrial uses that are compatible with large-scale public facilities.

15.24.300 Use Regulations

Uses may be designated as Permitted, Limited, Conditional, or Prohibited in the industrial and public facility zones. As noted in Table 15.24-1, a use may also be subject to Special Use Standards of Article 6.

- A. Permitted Uses (P).** Uses allowed outright in the industrial and public facility zones are listed in Table 15.24-1 with a “P”.

B. Limited Uses (L). Uses allowed in the industrial and public facility zones subject to limitations are listed in Table 15.24-1 with an “L”. The limitations are defined below and correspond with the footnote numbers in Table 15.24-1.

1. Eating and Drinking Establishments in the LI zone. Eating and Drinking Establishments in the LI zone are limited to 2,500 square feet of gross floor area.
2. Offices in the LI, I, and PF zones. Offices as a primary use are limited to Industrial Offices (as defined in Section 15.14.235) and government offices that do not include a point-of-service facility. All other Office uses must be accessory to a permitted industrial use.
3. Retail Sales and Services in the LI zone. Retail Sales and Services in the LI zone are limited to 2,500 square feet of gross floor area, except for the following uses.
 - a. Health and fitness centers may exceed the maximum floor area.
 - b. Retail sales of heavy equipment may exceed the maximum floor area with a conditional use permit.
 - c. Retail sales of goods that are displayed outdoors, such as sales of building materials, landscape materials, or garden or farm supplies, may exceed the maximum floor area with a conditional use permit.
4. Automotive Wrecking, Salvage, and Junk Yards. The storage or sale of junk requires a special license, see Section 15.108.040.
5. General Manufacturing and Production in the LI zone. Agricultural processing establishments require a conditional use permit. Energy and power generation uses are prohibited. All other General Manufacturing and Production uses are permitted outright.
6. Warehouse and Freight Movement in the LI zones. Truck transportation and loading terminals require a conditional use permit. All other Warehouse and Freight Movement uses permitted outright.
7. Community Services in the LI zone. Government buildings and services that do not include a point-of-service facility are permitted. All other uses are prohibited.
8. Agriculture in the LI zone. Agriculture uses in the LI zone are limited to large animal veterinary clinics allowed with a conditional use permit.
9. Marijuana Facilities in the I zone. Marijuana testing laboratories are permitted outright. Marijuana processing facilities, production facilities, or wholesalers are allowed with a conditional use permit.
10. Retail Sales and Services in the I and PF zones. Retail Sales and Services in the I and PF zones are limited to mobile food unit sites.

C. Conditional Uses (CU). Uses which are allowed if approved through the conditional use review process are listed in Table 15.24-1 with a “CU”. These uses are allowed provided they comply with the conditional use requirements of Chapter 15.316, Conditional Uses. Uses listed with a “CU” that also have a footnote number in the table are subject to the regulations cited in the footnote.

- D. Prohibited Uses (N).** Uses listed in Table 15.24-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 15.08, Non-Conforming Uses and Structures.

Table 15.24-1 — Use Regulations in the Industrial and Public Facility Zones

Use Category	LI	I	PF	Special Use Standards
Residential Use Categories – None Permitted				
Commercial Use Categories				
Campgrounds and Recreational Vehicle Parks	N	N	N	--
Commercial Lodging	N	N	N	--
Commercial Parking	N	N	N	--
Commercial Recreation	N	N	N	--
Eating and Drinking Establishments	L (1)	L (10)	N L (10)	Mobile food unit sites subject to Section 15.108.070.
Marijuana Dispensary	N	N	N	--
Quick Vehicle Servicing	P	N	N	--
Office	L (2)	L (2)	L (2)	--
Retail Sales and Service	L (3)	N	N	--
Vehicle Repair	P	N	N	--
Self-Service Storage	CU	P	P	--
Industrial Use Categories				
Artisanal and Light Manufacturing	P	P	P	Section 15.108.010
Automotive Wrecking, Salvage, and Junk Yards	L (4)	N	L/CU (4)	Section 15.108.040
Industrial Service	P	N	N	--
General Manufacturing and Production	L/CU (5)	P	P	--
Marijuana Facilities	N	L/CU (9)	N	Section 15.108.050
Wholesale Sales	P	P	P	--
Warehouse and Freight Movement	L/CU (6)	P	P	--
Waste Treatment and Recycling	N	N	CU	Section 15.108.100
Institutional Use Categories				
Basic Utilities	P	P	P	--
Colleges	N	N	N	--
Community Services	L (7)	P	N	--
Daycare Centers	P	N	N	--
Medical Centers	N	N	N	--

Use Category	LI	I	PF	Special Use Standards
Parks and Open Areas	CU	CU	CU	--
Religious Institutions	N	N	N	--
Schools	N	N	N	--
Other Use Categories				
Agriculture	L/CU (8)	N	N	Section 15.108.080
Forestry	P	P	P	--
Mining	N	CU	CU	Section 15.108.060
Wireless Telecommunication Facilities	P	P	P	Section 15.108.110

15.24.400 Development Standards

- A. Purpose.** The development standards for industrial and public facility zones allow development flexibility, within parameters, that supports the intended characteristics of the specific zone. In addition, the regulations provide guidance to property owners, developers, and neighbors about the limits of what is allowed.
- B. Development Standards.** The development standards for industrial and public facility zones are presented in Table 15.24-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.24.500.

Table 15.24-2 — Development Standards in the Industrial and Public Facility Zones

Standard	LI	I	PF
Minimum setbacks	--	--	--
- Front or street-side yard	20 feet	None	None
- Side yard	10 feet	None	None
- Rear yard	10 feet	None	None
Maximum building height	45 feet	75 feet	75 feet
Maximum lot coverage	60%	80%	80%
Minimum landscaped area	See 15.24.500.A and Chapter 15.82		

15.24.500 Additional Standards

- A. Landscaping Standard.** Any portion of a lot developed for industrial uses which are not used for buildings, other structures, parking or loading spaces, or aisles, driveways, sidewalks, and designated storage areas shall be planted and maintained with grass or other all-season groundcover vegetation. Grass shall be kept neatly mowed. Landscaping with trees and shrubs is permitted and encouraged. See additional landscaping standards in Article 5.

- B. Screening Requirements.** All accessory storage of junk, waste, discarded or salvaged material, machinery, or equipment shall not be permitted except within a completely enclosed structure. Or if the lot area devoted to such use is over two-hundred (200) square feet in area, the owner may have the alternative of enclosing it on all sides, except for an exit and entrance not over twenty-five (25) feet in width, by a solid fence or wall at least six (6) feet in height and maintained in good condition or by a cyclone or equal-wire fence at least six (6) feet in height and surrounded, except for an exit and entrance not over twenty-five feet in width, by evergreens at least six (6) feet in height and planted not further apart than six (6) feet so as to form a solid screen. See also Chapter 15.82 for additional screening requirements. See additional buffering and fence standards in Article 5.
- D. Vehicle Access.** Access driveways and entrances shall be permitted in a number and locations in which sight distance is adequate to allow safe movement of traffic in or out of the driveway or entrance, the free movement of normal highway traffic is not impaired, and the driveway or entrance will not create a hazard or an area of undue traffic congestion on highways to which it has access. The City may require the permit applicant to submit engineering data and/or traffic analyses to support its proposed plan of access driveways and entrances. See additional access and circulation standards in Article 5.
- E. Emissions.** Industrial uses shall comply with all applicable pollution control regulations enacted by the federal and state government and other governmental authorities.
- F. Noise.** Industrial uses shall provide necessary shielding or other protective measures against interference caused by mechanical and nuclear equipment, or uses or processes with electrical apparatus, to nearby residences.
- G. Lighting.** All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.