

Pacific City/Woods Zones

SECTION 3.330 PACIFIC CITY/WOODS PARK (PCW-P) ZONE

(1) **PURPOSE:** The purpose of the PCW-P is to regulate development and other activities in a manner that conserves, protects, and where appropriate, restores the natural resources, benefits, and values of open areas for the good of the community.

(2) **USES PERMITTED OUTRIGHT:** In the PCW-P zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

- (a) Congregation and assembly for public events.
- (b) Public water and sanitary sewer pump stations, water storage, and wastewater treatment plants.
- (c) Displays and signage for natural resource and heritage education.
- (d) Public restrooms.
- (e) Public footpaths and bike trails.
- (f) Swimming, volleyball, or other similar recreational uses.
- (g) Weather shelters.
- (h) Parking facilities necessary to serve park uses.
- (i) Special event uses, such as Dory Days, which may include overnight parking and storage of equipment accessory to the event if authorized by a temporary use permit.

(3) **USES PERMITTED CONDITIONALLY:** In the PCW-P zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance.

- (a) Utility substations and power transmission lines.
- (b) Towers for communication or structures having similar impact.
- (c) Parking lots.
- (d) Overnight dory parking.
- (e) Campgrounds.
- (f) Buildings and kiosks for informational purposes.
- (g) Temporary mobile kitchen units for public events.

(4) STANDARDS: Land divisions and development in the PCW-P zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Structures shall be limited to one-story.

(b) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.