

**512 VILLAGE OFFICE DISTRICT (VO)**

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512.01 PURPOSE

Section 512 is adopted to implement the policies of the Comprehensive Plan for Village Office areas.

512.02 APPLICABILITY

Section 512 applies to land in the Village Office (VO) District.

512.03 USES PERMITTED

Uses permitted in the VO District are listed in Table 512-1, *Permitted Uses in the VO District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 512-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “L” means the use is a limited use.
4. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
5. “X” means the use is prohibited.
6. Numbers in superscript correspond to the notes that follow Table 512-1.

B. Permitted uses are subject to the applicable provisions of Subsection 512.04, *Dimensional Standards*, Subsection 512.05, *Development Standard*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

512.04 DIMENSIONAL STANDARDS

The following dimensional standards apply in the VO District. Modifications to the dimensional standards are established by Sections 800, *Special Use Requirements*; 903, *Setback Exceptions*; 904, *Height Exceptions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

A. Maximum Front Setback: The maximum front setback shall be 50 feet from the centerline of 142<sup>nd</sup> Avenue, 75 feet from the centerline of Sunnyside Road, and 10 feet from lot lines abutting any other road. The maximum front setback may be exceeded to the minimum extent necessary to accommodate proposed pedestrian amenities.

- B. Minimum Front Setback: The minimum front setback shall be 40 feet from the centerline of 142<sup>nd</sup> Avenue, 65 feet from the centerline of Sunnyside Road, and five feet from lot lines abutting any other road. Awnings or other overhangs may extend a maximum of four feet into the minimum front yard depth.
- C. Rear Setback: The maximum and minimum front setback standards for lot lines abutting 142<sup>nd</sup> Avenue and Sunnyside Road shall apply even if a lot line abutting 142<sup>nd</sup> Avenue or Sunnyside Road is designated as a rear lot line pursuant to the definition of rear lot line in Section 202, *Definitions*.
- D. Maximum Building Height: Maximum building height shall be 45 feet.

512.05 DEVELOPMENT STANDARD

Primary and accessory uses, including storage of materials, products, or waste, shall be wholly contained within an approved structure.

**Table 512-1: Permitted Uses in the VO District**

Use	VO
<b>Accessory Uses, Customarily Permitted</b> , such as bicycle racks, cogeneration facilities, meeting facilities, property maintenance and property management offices, rainwater collection systems, satellite dishes, solar energy systems, stormwater management facilities, storage of building maintenance and landscape maintenance equipment, transit amenities, utility service equipment, and utility service lines	A
<b>Assembly Facilities</b> , including auditoriums, community centers, convention facilities, exhibition halls, fraternal organization lodges, places of worship, senior centers, and theaters for the performing arts	C <sup>1,2</sup>
<b>Bus Shelters</b>	A
<b>Child Care Facilities</b>	L <sup>3,4</sup> ,C <sup>5</sup>
<b>Civic and Cultural Facilities</b> , including art galleries and museums	C <sup>1</sup>
<b>Composting Facilities</b>	X
<b>Daycare Services, Adult</b>	L <sup>3,6</sup> ,C <sup>5</sup>
<b>Dwellings</b> , if developed as affordable housing, as defined in ORS 197A.445(1), subject to Section 846, <i>Affordable Housing</i>	P
<b>Educational Institutes</b>	C <sup>7</sup>
<b>Electric Vehicle Charging Stations</b>	A
<b>Employee Amenities</b> , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A <sup>8</sup>
<b>Farmers' Markets</b> , subject to Section 840	P

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Use	VO
<b>Financial Institutions</b> , including banks, brokerages, credit unions, loan companies, and savings and loan associations	P
<b>Fitness Facilities</b> , including athletic clubs, exercise studios, gymnasiums, and health clubs	C
<b>Libraries</b>	C <sup>1</sup>
<b>Manufacturing</b> , including the mechanical, physical, or chemical transformation of materials, substances, or components into new products; and the assembly of component parts. Primary processing of raw materials is prohibited.	P <sup>9</sup>
<b>Marijuana Processing</b>	P <sup>9,10</sup>
<b>Marijuana Production</b>	X
<b>Marijuana Retailing</b>	X
<b>Marijuana Wholesaling</b>	X
<b>Mobile Vending Units, Level One</b> , subject to Section 837	A
<b>Offices</b> , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: architectural services, business management services, call centers, employment agencies, engineering services, governmental services, insurance services, legal services, manufacturer’s representatives, office management services, property management services, real estate agencies, and travel agencies.	P
<b>Offices and Outpatient Clinics</b> —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy.	P
<b>Pedestrian Amenities</b>	P
<b>Radio and Television Studios</b> , excluding transmission towers	C <sup>7</sup>
<b>Recreational Sports Facilities</b> for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. These facilities may be used for any of the following: general recreation, instruction, practice, and competitions.	C
<b>Recyclable Drop-off Sites</b> , subject to Section 819	A
<b>Research Facilities and Laboratories</b> , including medical laboratories, medical research, product design and testing, and product research and development	P <sup>11</sup>
<b>Roads</b>	P

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Use	VO
<b>Services, Business</b> , including computer rental workstations; leasing, maintenance, repair, and sale of communications and office equipment; mailing; notary public; photocopying; and printing	P
<b>Services, Commercial—Food and Beverage</b> , including catering and eating and drinking establishments	L <sup>3</sup>
<b>Services, Information</b> , including blueprinting, bookbinding, photo processing, photo reproduction, printing, and publishing	P
<b>Signs</b> , subject to Section 1010	A <sup>12</sup>
<b>Studios</b> of the following types: art, dance, and music	C <sup>7</sup>
<b>Temporary Buildings for Uses Incidental to Construction Work</b> , provided that such buildings shall be removed upon completion or abandonment of the construction work	A
<b>Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker</b>	A
<b>Trade Schools.</b> Trade schools provide training in occupational skills. These facilities also may be referred to as technical schools, vocational schools, and career schools.	C <sup>7</sup>
<b>Utility Facilities, including:</b>	
<b>Stormwater Management Facilities</b>	P,C <sup>13</sup>
<b>Utility Cabinets</b>	P,C <sup>14</sup>
<b>Utility Facilities, except Utility Lines, in Road Rights-of-Way</b>	P
<b>Utility Lines</b>	P,C <sup>15</sup>
<b>Wireless Telecommunication Facilities</b> , subject to Section 835	See Table 835-1

Notes to Table 512-1:

- <sup>1</sup> This use is permitted only if there is no opportunity to locate it either in the VCS District or on land zoned VCS prior to annexation to the City of Happy Valley.
- <sup>2</sup> An assembly facility shall have a maximum capacity of 500 people.
- <sup>3</sup> The maximum building floor area of the use, and any other limited uses, shall be 20 percent of the building floor area of primary uses in the same development.

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- 4 The use shall be integrated within office buildings and shall neither exceed 1,500 square feet nor serve more than 13 children.
- 5 The use shall be located in the southern half of the VO District and shall be oriented toward the adjacent residential neighborhood.
- 6 The use shall be integrated within office buildings and shall neither exceed 1,500 square feet nor serve more than 13 adults.
- 7 This use is permitted only if there is no opportunity to locate it on land zoned Village Commercial District prior to annexation to the City of Happy Valley.
- 8 Employee amenities shall be located in the same structure as the use to which they are accessory.
- 9 This use is allowed only if it has physical and operational requirements that are similar to those of other primary uses allowed in the VO District.
- 10 The processing, compounding, or conversion of marijuana into cannabinoid concentrates or cannabinoid extracts is prohibited.
- 11 No operation shall be conducted, or equipment used, that would create any of the following: hazards, noxious conditions, or offensive conditions.
- 12 Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- 13 Stormwater management facilities are a primary use if:
  - a. They are underground, except for an outlet structure if applicable;
  - b. They are vegetated, except for an outlet structure if applicable; or
  - c. They are approved in conjunction with a development approved through another land use permit (e.g., a subdivision or design review).
- 14 Utility cabinets are a primary use if they comply with Section 830, *Utility Cabinets*, or if they are inside a road right-of-way.
- 15 Utility lines are a conditional use only if they are gas transmission lines or electric transmission lines.

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