

**511 VILLAGE COMMUNITY SERVICE DISTRICT (VCS)**

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**511.01 PURPOSE**

Section 511 is adopted to implement the policies of the Comprehensive Plan for Village Community Service areas.

**511.02 APPLICABILITY**

Section 511 applies to land in the Village Community Service (VCS) District.

**511.03 USES PERMITTED**

Uses permitted in the VCS District are listed in Table 511-1, *Permitted Uses in the VCS 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 511-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 511-1.

B. Permitted uses are subject to the applicable provisions of Subsection 511.04, *Dimensional Standards*, Subsection 511.05, *Development Standard*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

**511.04 DIMENSIONAL STANDARDS**

The following dimensional standards apply in the VCS 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. Setback: The setback from lot lines abutting Oregon Trail Drive and Hines Drive shall be zero. The minimum setback from all other lot lines shall be five feet.
- B. Maximum Building Height: Maximum building height shall be 35 feet.

## 511.05 DEVELOPMENT STANDARD

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

**Table 511-1: Permitted Uses in the VCS District**

Use	VCS
<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, storage of building maintenance and landscape maintenance equipment, <del>and</del> transit amenities, <u>utility service equipment, and utility service lines</u>	A
<b>Assembly Facilities</b> , including auditoriums, community centers, and senior centers	P
<b>Athletic Clubs</b>	C
<b>Bus Shelters</b>	A
<b>Child Care Facilities</b>	P
<b>Civic and Cultural Facilities</b> , including art galleries and museums	P <sup>1</sup> , C <sup>2</sup>
<b>Community Gardens</b>	P
<b>Composting Facilities</b>	X
<b>Daycare Services, Adult</b>	P
<b>Electric Vehicle Charging Stations</b>	A
<b>Employee Amenities</b> , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A <sup>3</sup>
<b>Farmers' Markets</b> , subject to Section 840	P
<b>Government Uses</b> , including fire stations, police stations, and post offices	P
<b>Libraries</b>	P
<b>Marijuana Processing</b>	X
<b>Marijuana Production</b>	X
<b>Marijuana Retailing</b>	X
<b>Marijuana Wholesaling</b>	X
<b>Offices</b> , including developer sales offices and professional offices	C
<b>Offices</b> , including government offices and utility offices	P
<b>Pedestrian Amenities</b>	P

Use	VCS
<b>Places of Worship</b> , subject to Section 804	P
<b>Public Recreation Facilities</b>	P
<b>Recyclable Drop-off Sites</b> , subject to Section 819	A
<b>Roads</b>	P
<b>Schools</b>	P
<b>Signs</b> , subject to Section 1010	A <sup>4</sup>
<b>Telecommuting Support Services</b> , including photocopying centers with fax and computer facilities	P
<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><u>Utility Facilities, including:</u></b>	
<b>Utility <del>Carrier</del> Cabinets</b> , <del>subject to Section 830</del>	P,C <sup>5</sup>
<b><u>Utility Facilities in Road Rights-of-Way</u></b>	<u>P</u>
<b><u>Utility Lines</u></b>	<u>P</u>
<b>Wireless Telecommunication Facilities</b> , subject to Section 835	See Table 835-1

Notes to Table 511-1:

- <sup>1</sup> Museums are a primary use.
- <sup>2</sup> Art galleries are a conditional use.
- <sup>3</sup> Employee amenities shall be located in the same structure as the use to which they are accessory.
- <sup>4</sup> Temporary signs regulated under Subsection 1010.13(A) are a primary use.
- <sup>5</sup> ~~Utility cabinets are a primary use if they comply with Section 830, *Utility Cabinets*, or if they are inside a road right-of-way. Otherwise they~~ Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

**CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE**

[Added by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18; Amended by Ord. ZDO-268, 10/2/18; Amended by Ord. ZDO-280, 10/23/21; Amended by Ord. ZDO-287, 8/3/23]