Section 3.210 IC INSTITUTIONAL CAMPUS ZONE

Section 3.211 Purpose

The purposes of this zone are to:

1. Foster the establishment and growth of schools, colleges, hospitals and other major public or semi-public institutions through long-term institutional master planning;
2. Identify and mitigate impacts of such growth on surrounding properties, natural hazard, and resource areas, and public infrastructure; and
3. Allow for administrative review of Institutional Master Plan (IMP) approved by the Planning Commission.

Section 3.212 Establishment of and Changes to the IC Zone Boundary

The IC zone boundary may be established or amended pursuant to Article 9: Amendments

1. The IC zone may be applied to sites of 20 acres or greater if requested by the owner or lessee of the property.
2. The IC zone shall automatically be applied to any site of 20 acres or greater added to the urban growth boundary to meet a specific institutional need.

Section 3.213 Conditional Uses

In the IC zone, the following conditional uses and their accessory uses are permitted subject to the provisions of this section and Article 6: Conditional Uses. In cases of conflict, the provisions of Section 3.210 shall prevail.

1. College and universities
2. Public and private schools
3. Hospitals and health facilities
4. Other large-scale public or semi-public institutional facilities
5. Administrative offices
6. Parking, loading and bus facilities
7. Retail (not to exceed 10% of total gross floor area of all buildings)
8. Child care centers or nursery schools
9. Group living (dorms, hospice, etc.)
10. Stadiums, arenas, and auditoriums
11. Scientific, educational, or medical research facilities and laboratories
12. Religious institutions
13. Museums
14. Supporting public facilities
15. Open space and natural areas

Section 3.214 Development Standards

The following standards shall apply in the IC Zone:

1. Site size: Minimum of 20 acres.
2. Height restriction: Within 50 feet of any residential zone building height shall not exceed 35 feet; elsewhere on the site, the maximum building height shall not exceed 70 feet.
3. Required front, side and rear yard setbacks: Buildings shall be setback at least 20 feet from the property line where abutting a street or open space, residential or aquatic zone.
4. Open space: At least 20% of the institutional site area shall be planned for open space. Open space may include natural areas, outdoor athletic fields, planted areas or hardscapes such as plazas and playgrounds
5. All uses shall comply with applicable supplementary provisions of Article 4, unless an adjustment has been approved pursuant to Section 3.215.4.

Section 3.215 Institutional Master Plan (IMP) Option

An institution requesting development related to uses listed in Section 3.213 may apply for a conditional use permit subject to applicable procedures, time limits and standards of Article 6: Conditional Uses. Alternatively, and institution may request approval of an IMP subject to the provisions of this section. If an institution chooses to apply for an IMP the following procedures and standards shall apply.

1. IMP Coverage Area. The IMP shall cover the entire institutional site, defined as all contiguous land under the control of the subject institution, zoned IC and within the urban growth boundary.
2. Application Requirements. In additional to meeting the application submittal requirements of Section 6.041, an IMP application shall:
    a. Show the general location and height of new structures, circulation and parking areas, landscaping, and open space.
    b. Identify potential impacts on development within 500 feet of the institutional site and recommend effective mitigation measures. At a minimum, the IMP application shall address impacts related to transportation, natural hazards, significant streams and wetlands, coastal resources, public facilities (sanitary sewer, domestic water and storm water drainage) and lighting.
    c. Comply with all applicable development standards or demonstrate that one or more adjustments to applicable development standards is/are justified under Section 3.215.4.
3. Planning Commission Review. An application for an IMP shall be reviewed by the Planning Commission pursuant to Article 6: Conditional Uses and the provisions of this Section. In cases of conflict, the provisions of this section shall prevail.
    a. Notwithstanding time limits set forth in Section 6.050, an IMP may be approved for a period of up to 10 years and may include one or more phases.
    b. Pursuant to Section 6.025, if an IMP has been approved by the Planning Commission, the Planning Director is authorized to administratively approve one or more IDP applications that implement and substantially comply with the approved IMP.

c. An applicant may concurrently apply for an IMP and an implementing IDP. Such concurrent applications are reviewed by the Planning Commission pursuant to Article 6: Conditional Uses.

d. Any IDP proposal that deviates substantially from the approved IMP shall be referred to the Planning Commission for review pursuant to Article 6: Conditional Uses.

4. Adjustments to Development Standards. Notwithstanding the variance criteria found in Section 7.032, the Planning Commission may approve one or more adjustments to development standards set forth in Section 3.214, when the Planning Commission determines that all of the following criteria are met:

   a. Each proposed adjustment equally or better meets the purposes of the IC zone as stated in Section 3.211.

   b. Each proposed adjustment shall be supported by an impact study provided by the applicant pursuant to Section 3.215. For example, the off-street parking requirements set forth in Section 4.102 Public and Semi-Public Buildings and Uses may be adjusted by the Planning Commission when justified by a parking analysis as part of a professional Transportation Impact Study.

Section 3.216 Review Criteria for Institutional Master Plans

The Planning Commission shall approve an application for an IMP if the following approval criteria are met:

1. The proposal complies with applicable approval criteria and conditions set forth in Article 6: Conditional Uses;

2. The proposal complies with all applicable development standards set forth in Section 3.214 and Article 4: Supplemental provisions, unless an adjustment has been applied for and approved by the Planning Commission pursuant to Section 3.215.4;

3. The transportation system has sufficient capacity based on the City's level of service standards and is capable of safely supporting the development proposed in addition to the existing and planned uses in the area, or will be made adequate by the time each phase of the development is completed;

4. Public services for water supply, police, fire, sanitary waste disposal, and storm water disposal are capable of serving the proposed development, or will be made capable by the time each phase of the development is completed; and

5. The proposed IMP includes measures to avoid or protect any inventoried natural historic or cultural resources located on the site consistent with the provisions of any applicable overlay zones.

Section 3.217 Review Standards for Institutional Development Plans (IDP)

The Planning Commission shall approve an application for an implementing IDP upon finding that:

1. The proposed uses and development layout substantially complies with the approved IMP and any related conditions or adjustments approved by the Planning Commission.

2. The application meets all other applicable development standards found in Section 3.214 except where an adjustment has been approved.

Pursuant to ORS 227.178(3), after an IMP is approved, and so long as that IMP is in effect, an applicant for an implementing IDP is entitled to rely on the land use regulations in effect on the date its IMP application was initially submitted. *(Updated per Ord. 2017-12)*