

Zoning Ordinance

Section 803.00 - Public Airports/Landing Fields District (PALF)

[Last amended 07/09/98, Ord. 648]

803.01 Purpose

The purpose of the PALF District is to accommodate the present foreseeable demand for public airports and private landing fields to serve both local and regional business and leisure use. When sited adjacent to an urban growth boundary or an urban center, PALF uses shall be compatible and coordinated with city comprehensive plans. The PALF District shall be subject to the site design review provisions of this ordinance regarding the review, approval and staging of all phases of development and the programing, installation and maintenance of all improvements.

803.02 Permitted Uses.

In the PALF District, the following uses shall be permitted subject to the standards and limitations set forth in subsection 803.06 and pursuant to Section [1101](#) for site design review.

- A. Aircraft landing field, public or private;
- B. Farm uses; [Amended 7/9/98, Ord. 648]
- C. Dwelling for owner, caretaker or watchman in conjunction with a permitted use.
Site design review is not required for the dwelling; [Amended 7/9/98, Ord. 648]
- D. Accessory uses;
- E. Temporary structures as may be required during construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector;
- F. Operations conducted for the exploration of oil, natural gas or geothermal resources, subject to the requirements in subsection [404.10](#);

G. Community or municipal water supply system;

H. Community or municipal sewer system; and

I. Signs, pursuant to the sign provisions set forth in Section [1006](#).

803.03 Conditional Uses.

In the PALF District, no use may be allowed as a conditional use.

803.04 Prohibited Uses.

Uses of land and water not specifically mentioned in this Section shall be prohibited in the PALF District.

803.05 Nonconforming Uses

Nonconforming uses found in the PALF District are subject to the nonconforming uses provisions of Section [1205](#) as well as to any other applicable provisions of this ordinance.

803.06 Standards and Limitations.

In the PALF District, the following standards and limitations shall apply:

A. Dwelling Density.

The maximum overall dwelling density shall be established by the decision-making body subject to Section 1101 for site design review, and not more than one (1) dwelling shall be permitted in conjunction with any proposed aircraft landing field.

B. Parcel Size and Dimension.

1. Minimum Parcel Size.

The minimum parcel size for an aircraft landing field shall be ten (10) acres and the parcel size for any other use shall be established by the decision-making body subject to Section 1101 for site design review.

2. Parcel Width.

The minimum parcel width for any use shall be established by the decision-making body subject to Section 1101 for site design review.

3. Depth-to-Width Ratio.

The maximum depth-to-width ratio for any newly-created parcel shall be established by the decision-making body subject to Section [1101](#) for site design review.

C. Setbacks.

The minimum setback for all yards shall be thirty (30) feet for all uses, except as follows:

1. The minimum setback shall be five (5) feet for all yards for signs.
2. An accessory structure not more than fifteen (15) feet in height, at least sixty (6) feet from a road, and at least ten (10) feet from any dwelling, may be located a minimum distance of three (3) feet from the property line in side yard or rear yard.
3. Fences, walls and hedges may be permitted in any required yard or along the edge of any yard, subject to the clear-vision requirements of subsection 803.06(E). [Amended 7/9/98, Ord. 648]

D. Access.

Before a dwelling may be established on any parcel as provided in this section, the parcel shall have a legal, safe and passable means of access by abutting at

least twenty (20) feet either directly upon a public road, or by a private easement which is at least thirty (30) feet in width for its entire length and which also abuts upon a public road for at least thirty (30) feet. Nothing in this section shall be construed to vary or waive the requirements for creation of new access contained in any land division ordinance legally adopted by Yamhill County.

E. Clear-Vision Areas.

A clear-vision area shall be maintained on the corner of any parcel at the intersection of any two of the following: county roads; public roads; private roads serving four or more parcels; and railroads. A clear-vision area shall contain no sight-obscuring structures or plantings exceeding thirty (30) inches in height within a triangle formed by the lot corner nearest the intersection, and the two points twenty (20) feet from this corner is measured along the parcel lines adjacent to the intersection rights-of way. Trees exceeding this height may be located such that their branches extend into this triangle, provided they are maintained to allow at least twelve (12) feet of visual clearance within the triangle below the lowest hanging branches.

F. Height.

1. The maximum building height for any dwelling shall be thirty-five (35) feet;
2. The maximum building height for all other structures shall be sixty (60) feet; and
3. Appurtenances usually required to be placed above the roof level and not intended for human occupancy such as spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys and wind generators are not subject to the height limitations of this ordinance.

G. Off-street Parking.

Off-street parking and loading requirements for any use in the PALF District shall be as provided in Section [1007](#).

[Return to the top of the document](#)

[Zoning Table of Contents](#)

[Main Planning Page](#)