

<b>Happy Valley Municipal Code</b>							
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### **16.24.010 Institutional and Public Use (IPU) District.**

A. Purpose. The IPU District proposes to serve the need for the designation of areas for necessary institutional uses such as schools and churches, and public and semipublic uses such as parks, a local government center and other governmental and public service uses. This district may be located at any place throughout the City, based on a determination by the City that such areas are required. The Comprehensive Plan identifies the need for such uses throughout the City, with that need being fulfilled through this district.

B. Permitted Uses. Table 16.24.010-1 identifies the land uses that are allowed in the IPU District.

**Table 16.24.010-1 Institutional and Public Use (IPU) Permitted Uses**

P=Permitted; C=Conditional Use; X=Prohibited

<b>Land Use</b>	<b>IPU</b>
<b>Commercial—Retail Uses</b>	
Commercial daycare facilities	C
<b>Institutional</b>	
Cemeteries, mortuaries and funeral homes	C
Church, synagogue, temple or cathedral or other places of worship	P
Schools, public or private	P
Service district functions and operations, including but not limited to fire district facilities, water district facilities, radio and television station production facilities, sanitary sewer and stormwater management facilities and road building and maintenance facilities, not to include fuel or other liquid or non-solid combustible material storage	P
Parks, public or private, but not including commercial recreation facilities	P
Public buildings, functions or operations, including all military uses or activities	P
Public utility substations or other functions	P
<b>Other</b>	
Broadcast towers or other antennae, not including wireless communication facilities <sup>1</sup>	C
Construction of new streets and roads, including the extensions of existing streets and roads, that are included with the adopted transportation system plan	P
Temporary use of a trailer, mobile home or other building for a use incidental to construction work, provided that: The maximum time period is six months, with a maximum extension for another six months;	C

<b>Land Use</b>	<b>IPU</b>
The trailer, mobile home or other building is connected to an approved sewage disposal system;	
<b>Land Use</b>	<b>IPU</b>
A building permit for a permanent structure has been issued; The temporary home or building shall be removed upon completion or abandonment of construction; and No reasonable alternative, such as the availability of nearby rental housing, exists.	
Wireless communication facilities subject to Section 16.44.020	C
Any permitted use which will include the storage of fuel or any form of combustible materials which exists in a liquid or non-solid form	C
Helipad <sup>2</sup>	C
NOTES:  <sup>1</sup> The base of towers or other antennae may not be closer to any residential property line or street right-of-way than a distance equal to the height of the tower.  <sup>2</sup> Subject to applicable FAA rules and regulations.	

C. Development Standards. The development standards in Table 16.24.010-2 apply to all uses, structures, buildings, and development in the IPU District.

**Table 16.24.010-2 Development Standards for IPU District**

<b>Standard</b>	<b>IPU</b>
Lot size (minimum)	None
Lot width (minimum)	None
Lot depth (minimum)	None
Street frontage (minimum)	50 ft.
Lot coverage (maximum)	None, provided that all setback and parking requirements are met
Landscaping (minimum)	None
Building setbacks (minimum):	
Front	20 ft.
Rear	20 ft.
Interior side	10 ft.
Street side (corner lot)	15 ft.
Building height (maximum) <sup>1</sup>	50 ft.

NOTES:

<sup>1</sup> Building height is measured pursuant to Chapter 16.12, Definitions.

(Ord. 446 § 1, 2014; Ord. 433 § 1, 2013; Ord. 389 § 1(Exh. A), 2009)

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