

**Central Point
City Hall
541-664-3321**

City Council

Mayor
Hank Williams

Ward I
Bruce Dingler

Ward II
Kelly Geiger

Ward III
Ellie George

Ward IV
Allen Broderick

At Large
David Douglas
Rick Samuelson

Administration
Chris Clayton, City
Manager
Deanna Casey, City
Recorder

**Community
Development**
Tom Humphrey,
Director

Finance
Bev Adams, Director

Human Resources
Barb Robson, Director

**Parks and Public
Works**
Matt Samitore,
Director
Jennifer Boardman,
Manager

Police
Kris Allison Chief

**CITY OF CENTRAL POINT
City Council Meeting Agenda
March 28, 2013**

Next Res. 1354
Next Ord. No. 1971

- I. **REGULAR MEETING CALLED TO ORDER – 7:00 P.M.**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **PUBLIC APPEARANCES** - *This time is reserved for citizens to comment on items that are not on the agenda.*
- V. **SPECIAL PRESENTATION**
 - A. Police Volunteer Recognition
 - B. RVOC Annual Update
 - C. Arbor Day Proclamation
- VI. **CONSENT AGENDA**
 - 5 – 11 A. Approval of March 14, 2013 Council Minutes
 - 12 B. Approval of Surplus List - One Vehicle
 - 13 C. Transportation Update
 - 14 - 15 D. OLCC Application - Albertsons Change of Ownership
- VII. **ITEMS REMOVED FROM CONSENT AGENDA**
- VIII. **PUBLIC HEARING, ORDINANCES, AND RESOLUTIONS**
 - 17 - 113 A. Ordinance No. _____, An Ordinance Amending the Central Point Comprehensive Plan Land Use Map and Zoning Map Replacing Approximately 101 Acres of Land in the Vicinity of East Pine Street and Beebe Road Zoned R-L, R-1-6, R-1-8, and C-4, to Transit Oriented Development (TOD) Low Mix Residential (LMR), Medium Mix Residential (MMR), Civic (C), and Employment commercial (EC) and Amending Sections 17.08, Definitions and Sections 17.65 through 17.67,

Transit Oriented Development District of the City of Central Point
Municipal Code (Humphrey)

- 115 - 134 B. Public Hearing, First Reading - Ordinance Amending Sections 17.24.020 and 17.24.050 of the Central Point Municipal Code, R-2, Residential Two Family District to Add the Development Design Options of the TOD-LMR Zoning District (Humphrey)
- 136 - 137 C. Resolution No. _____, A Resolution Authorizing an Application for a Grant from the Local Government Grant Program, Distributed by the Oregon Parks and Recreation Department for the Rehabilitation of the Restroom at Robert Pfaff Park (Samitore)

IX. BUSINESS

- 139 A. North Front Streetscape Bid Award (Samitore)
- 141 B. 332 N. Second Street Update (Samitore)

X. MAYOR'S REPORT

XI. CITY MANAGER'S REPORT

XII. COUNCIL REPORTS

XIII. DEPARTMENT REPORTS

XIV. EXECUTIVE SESSION

The City Council may adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

XV. ADJOURNMENT

Arbor Day

Proclamation



STAFF REPORT

To: Central Point City Council
From: Jennifer Boardman, Manager, Parks and Recreation Department
Subject: Arbor Day Proclamation
Date: March 28, 2013

Purpose: The purpose of this staff report is to background on the importance of the proclamation of Arbor Day in Central Point.

Background: The Arbor Day proclamation is important to the City of Central Point in a number of aspects chiefly in securing the Tree City USA designation by December 2013. To qualify as a Tree City USA community, a town or city must meet four standards established by The Arbor Day Foundation and the National Association of State Foresters.

The standards help to ensure that every qualifying community no matter the size has a viable tree management plan which includes the celebration of Arbor Day.

The other three requirements are: establishment of a Tree Board or Department, creation of a tree care ordinance and an annual budget of at least \$2.00 per capita.

In addition to accomplishing one the Tree City USA goals, establishing an Arbor Day celebration will help to raise awareness of the importance of trees in Central Point, expand the tree canopy by planting additional trees, and enhance the parks and open spaces where the trees are planted.

Recommendation: That the Council approve the Arbor Day proclamation and join Central Point Parks and Recreation department at our celebration event on April 30, 2013 at 10:00 am-1:00 pm.

Arbor Day Proclamation

- Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas,* the holiday, call Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas,* trees increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a sources of joy and spiritual renewal,

NOW, THEREFORE, the City Council and Mayor on behalf of the citizens of Central Point hereby proclaim April 26, 2013, as:

Arbor Day

And urge all citizens to celebrate and support efforts to plant and protect our trees and woodlands for the benefit of this and future generations..

IN WITNESS WHEREOF, I hereby set my hand this _____, day of March, 2013.

*Mayor Hank Williams
City of Central Point*

Consent Agenda

CITY OF CENTRAL POINT
City Council Meeting Minutes
March 14, 2013

I. REGULAR MEETING CALLED TO ORDER

Mayor Williams called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL: Mayor: Hank Williams
Council Members: Allen Broderick, Bruce Dingler, Kelly Geiger, Rick Samuelson, David Douglas, and Ellie George were present.

Interim City Manager Chris Clayton; City Attorney Paul Nolte; Police Chief Kris Allison; Community Development Director Tom Humphrey; Finance Director Bev Adams; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

IV. SPECIAL PRESENTATIONS

A. Food & Friends Donation

Mayor Williams presented a check for \$40,920.00 to Food and Friends. These funds were originally used for home improvement loans that have been repaid. The State requires this money be given to local charities. Food and Friends will be able to support Central Point Senior Citizens with these funds.

B. WISE Project Presentation

Steve Mason explained the Water for Irrigation Streams and Economy (WISE) Project is a management program for the Bear Creek and Little Butte Creek Watershed. He explained the history of the WISE project and the need to modernize the system throughout the watershed. Water seeps into the ground and cannot be used for irrigation. They plan to pipe the current canals so that they can conserve the water for irrigation purposes. Some of the cities will be affected by this long term project because of storm water issues and any canals that are within their boundaries. They will work with the staff and citizens in regards to wells and storm water management.

V. CONSENT AGENDA

A. Approval of February 28, 2013 City Council Minutes

Mayor Williams pointed out that a revised set of minutes were presented to the Council prior to the start of the meeting. These revisions clarify information for the Hidden Grove water system.

Allen Broderick made a motion to approve the Consent Agenda as amended. Rick Samuelson seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Resolution No. 1351, A Resolution of the City of Central Point Setting Water Rates

Parks and Public Works Director Matt Samitore explained there have been several meetings discussing options and other cuts to the water fund over the last two weeks. The recommended resolution adopts a cost of service plan based upon two primary factors; the need to stabilize the fund so it no longer has a negative fund balance, and the goal of rebuilding the reserve fund over the next ten years.

The new proposed rate schedule will increase the average single family residential base rate \$2.00 per month with an 8% change to the consumption rates. The Hidden Grove water system would be billed at the same rate as standard single family homes with the city taking over the system in the next six months. Staff has cut an additional \$159,000 from within the fund to allow for the lowest possible increase to the base rate. There will be a change in the billing for irrigation meters, and units associated with meter size.

The water rate plan has been updated and indicates annual increases to recover the dwindling water fund. Adoption of the revised rates will strengthen the integrity of the water fund and start creating a fund reserve which is needed for capital improvements and water line repairs. Staff has removed the Water Franchise Fee which is needed for the Street Fund and will need to be reestablished in the future or the Street Fund will falter and begin to fail. This increase will stabilize the water fund within five years. At that time the Council will review the rate structure and decide what the next steps would be.

There was discussion regarding the necessity of the reserve fund. Without this fund we would have fewer options for grants and little money to do water line replacements. Most of our larger projects within the city are through grants which require matching funds. The City will not be applying for these grants until the water reserve fund has built up.

Allen Broderick made a motion to approve Resolution No. 1351, A Resolution of the City of Central Point setting water rates. Ellie George seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

B. Second Reading – Ordinance No. 1969, Amending Chapter 13.04.010 of the Central Point Municipal Code Regarding Water Rates

Mr. Samitore explained that the proposed Ordinance change has nothing to do with the resolution that was just approved. These are administrative changes to remove fees from the municipal code so that they can be set by resolution. The resolution following this item will set these fees with no changes.

There were a few grammatical changes to the ordinance after the first reading, those changes are highlighted for review. An additional change that is not on the proposed ordinance is the removal of Hidden Grove from 13.04.010 (A). Hidden Grove will be folded into the rest of the city billing and no longer be an exception to the water rate structure. This was discussed during the February 28, 2013 Council meeting. The system within Hidden Grove will be modified to work with the City system and staff will eventually take over the maintenance and reading meters.

Kelly Geiger made a motion to approve Ordinance No. 1969, Amending Chapter 13.04.010 of the Central Point Municipal Code Regarding Water Rates with the recommended changes to sections A, L, and M. David Douglas seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

C. Resolution No. 1352, A Resolution of the City of Central Point Establishing a Miscellaneous Water Fees Resolution

Mr. Samitore explained that the proposed resolution sets the fees for the items that were removed from the Municipal Code. These fees will be reviewed on an annual basis with the regular water rate schedule. The current rates will remain unchanged at this time.

Allen Broderick made a motion to approve Resolution No. 1352, a Resolution of the City of Central Point Establishing a Miscellaneous Water Fee Resolution. Kelly Geiger seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

D. First Reading – An Ordinance Amending the Comprehensive Plan Map, Zoning Map, and Section 17.08 Definitions and Sections 17.65 through 17.67 Transit Oriented Development District of the Central Point Municipal Code creating an Eastside Transit Oriented Development District (ETOD)

Community Development Director Tom Humphrey explained that the proposed ordinance would create a mixed use development similar to the Twin Creeks TOD. That TOD has worked well for the city encouraging development with a similar standard for a large area. The TOD standards address the density

requirements of the Regional Plan including requirements to master plan development of five acres or more.

Staff has held public hearings and meetings in the neighborhoods in order to work out any concerns with the current property owners. There have been three neighborhood meetings to discuss land use opportunities and concerns, a Planning Commission open discussion session, two Planning Commission public hearings, and one meeting of the Citizens Advisory Committee. On February 5th the Planning Commission approved a resolution forwarding this recommendation to the City Council for adoption.

Planning Manager Don Burt presented a 140 page document of findings for the record and explained the amendment to the general land use plan map designating the 120 acre ETOD. The action overlays the ETOD area with the TOD land use designation. The zoning map will be amended by applying the TOD District zoning to the area. There will be amendments to the Transit Oriented Development Zoning Ordinance Sections 17.08 and 17.65 through 17.67. The proposed ETOD will result in changes to the areas residential density allowing more flexibility for developers. This change will allow the city to meet the 6.7 minimum density requirement of the Regional Plan.

This week the City received a letter from Wal-Mart, owners of property included in the proposed district. They are concerned that the property in question is the only commercial property in the area included; they do not believe it promotes orderly development because it is the only commercial property in the district; and they are concerned with the transportation element of the plan. The city could address these concerns in a letter, which could delay implementation of the ETOD or we could remove the commercial property from the proposal without jeopardizing the rest of the proposal.

Mayor Williams opened the public hearing.

Carl Levi, Central Point resident – Mr. Levi explained that he is a resident on Lara Lane. He wanted to express his concern regarding building on the property behind his house. The property is unstable and should have geological surveys done. Some of the residents along that property are also concerned about set back requirements within a TOD district. His property is not included in the district. He is not against the proposal, only concerned about the stability of the property within the district.

Earnest Mingus, Beebe Road resident – Mr. Mingus expressed his concerns regarding the shallow wells and what construction could do to them. He is pleased that the City has introduced language regarding the right to farm. They hope that developers will make any future buyers aware of the farming and conditions that go along with that. There are also special conditions to avoid lowering the water table. He is currently neutral regarding the ETOD and hopes the council keeps the farming community in mind when approving any developments. He encouraged the council to continue discussions on the Beebe/Hamrick intersection.

Mike Duncan, Central Point resident and developer – Mr. Duncan stated that staff has done a great job on advanced planning for Central Point. It is refreshing for a city to plan for the future. The Twin Creeks TOD has been successful and he looks forward to developing his property with the new ETOD standards. He is in favor of the ETOD and encourages the Council to approve the ordinance. He also agreed that the intersection at Hamrick and Beebe should be improved as soon as possible.

John Whiting, Central Point Resident – Mr. Whiting stated that he agrees the intersection of Beebe and Hamrick needs to be improved.

Thomas Guevara Jr., ODOT Region 3 representative – Mr. Guevara read a letter into the record regarding the ETOD. He also addressed issues regarding the IAMP33 project. ODOT's role as public transportation provider is to be concerned with any growth that will increase the traffic on the interchanges. Staff has worked out the issues ODOT originally had with the district. They are comfortable with the trip cap and the changes proposed to help guide future development.

Mayor Williams closed the public hearing.

Mr. Humphrey stated that if the council is concerned about the Wal-Mart property it can easily be removed from the maps and the ordinance. The city now has systems in place to ensure connect ability without requiring the Wal-Mart property to be in the ETOD.

Allen Broderick made a motion to move to Second Reading an Ordinance Amending the Comprehensive Plan Map, Zoning Map, and Section 17.08 Definitions and Sections 17.65 through 17.67 Transit Oriented Development District of the Central Point Municipal Code creating an Eastside Transit Oriented Development District (ETOD) excluding the Wal-Mart Property. Rick Samuelson seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

E. Resolution No. 1353, A Resolution to Approve Supplemental Budget #2 for the 2012/13 Fiscal Year

Finance Director Bev Adams explained that the Housing Fund donation, a federal grant for Police Department software, and unforeseen complications delaying progress on the water reservoir have resulted in the need for a Supplemental Budget Resolution.

Ellie George made a motion to approve Resolution No. 1353, A Resolution to Approve Supplemental Budget #2 for the 2012/13 Fiscal Year. David Douglas seconded. Roll call: Mayor Williams, yes; Allen Broderick, yes; Bruce Dingler, yes; David Douglas, yes; Kelly Geiger, yes; Ellie George, yes; and Rick Samuelson, yes. Motion approved.

VIII. BUSINESS

A. Planning Commission Report

Mr. Humphrey presented the Planning Commission Report for the March 5, 2013 Planning Commission meeting. This was a study session to review the 2013 Economic Element update which must be updated prior to any formal consideration of a UGB expansion. The Commission directed staff to send the draft and their recommended revisions to DLCD in order to consider the formal application at the Planning Commission meeting in May.

IX. MAYOR'S REPORT

Mayor Williams reported that he attended the Medford Water Commission meeting. Central Point submitted a letter regarding concerns with SDC's the outside agencies pay to the Commission. He is working on a guest opinion for the Mail Tribune regarding their recent article on water bills.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Representative Richardson is asking cities for written support in regards to Senate Bill 754. He asked the council to review the bill and decide if they are in support. He will provide a summary of the bill.
- Tam Moore would like to address the Council regarding the creation of the Rogue Valley Heritage District at a meeting in April. Information regarding this issue has been provided for Council review.
- The Central Point Little League has provided a letter to the city with a list of items they could use assistance with. They would like to form a partnership with the city and expressed their desire for support on water and sewer for the Little League fields. Council would like a study session on the partnership issue and have a discussion during the budget process on any items that would need to be budgeted.

XI. COUNCIL REPORTS

Council Member David Douglas reported that he will be the MC for the Chamber Auction Dinner on March 23rd. He also spoke at the Kiwanis meeting today.

Council Member Kelly Geiger reported that he attended the Chamber meeting.

Council Member Allen Broderick reported that he attended the Central Point Multicultural Committee meeting.

XII. DEPARTMENT REPORTS

Police Chief Kris Allison reported on the hiring process for Community Service Officer Derrick Moore. He started with Central Point as an Explorer.

Parks and Public Works Director Matt Samitore reported that:

- Mr. and Mrs. Olson plan to list the structure on N. 2nd Street sometime this summer. The structure is scheduled to go before the judge late in April. They would like to clean up the property before they list it. Council does not want to change the court date without proof that something is progressing with the property.
- The Beebe Road right lane turn will be included in the budget discussions.

Community Development Director Tom Humphrey thanked Commissioner Skundrick for attending the Council meeting. They explained the request from Mr. Moore regarding the Heritage District. By approving the resolution it allows Central Point citizens to vote on the district. If the Council is not in support of the resolution the citizens will not vote on the district or be required to pay the tax if the district is approved.

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

David Douglas moved to adjourn, Bruce Dingler seconded, all said "aye" and the Council meeting was adjourned at 9:58 p.m.

The foregoing minutes of the March 14, 2013 Council meeting were approved by the City Council at its meeting of March 28, 2013.

Dated:

Mayor Hank Williams

ATTEST:

City Recorder



STAFF REPORT

March 21, 2013

AGENDA ITEM:

The City would like to surplus the following vehicles

STAFF SOURCE:

Matt Samitore, Director

SUMMARY:

The City has updated its fleet and equipment purchases from the approved 2012-2013 budget. As budgeted we put a utility bed on 2004 Chevy Colorado to replace Ranger.

#2015 - 1997 Ford Ranger, VIN 1FTDR15X9VPA46492.

RECOMMENDATION

Approve the surplus property list.

March 12, 2013

Mayor and Council,

Good evening, I am submitting a short update on transportation issues. If you have any questions please contact me at 541-621-4853 or at qwerks@q.com.

1. I have been re-elected to Chair the RVMPO Policy Committee for 2013. Al Densmore from Medford, was re-elected as Vice-Chair.
2. The Technical Advisory Committee advised raising the MPO dues from 12.6 cent/person to 16 cent/person this will raise Central Points dues from \$2,171.61 to \$2,764 an increase of \$592.39. This was passed by the policy committee.
3. Eagle Point requested \$26,000 in CMAQ funds to backfill an existing project. These funds will come from the planned cancellation of the Propane retrofit project of Central Point and Rouge Valley Transit. This project will provide parking lot paving and sidewalk construction at Mattie Brown Park.
4. The Twin Creeks Rail Crossing did very well at both the MPO and RVACT for enhance funding. It fell well within the amount designated for our area in the 100% funding list.
5. ODOT does not have a good handle as to the effect of sequestration on the Highway Fund. FHWA has yet to release guidance on the matter.
6. The new MPO for Grants Pass, Rogue River and Gold Hill should be approved and designated by the Governor by the end of this month.
7. RVMPO is working to complete the update of the Regional Transportation Plan early this summer. It looks like we will have no trouble meeting the Air Quality Conformity Determination for this RTP cycle. This will allow us to continue to access federal funds for transportation.
8. The final order acknowledging RPS was signed last week by the DLCD. The MPO will now have to start looking at what will need to be done to provide transportation infrastructure for the new UGB's. Congragulations to everyone who worked on this for the past 10 + years.
9. At the March 12 RVACT meeting, Josephine County members again brought up equity and fairness. Josephine County has traditionally done better based on a per person amount of funding. There was some discussion of reopening the Vote from last meeting to prioritize the Enhance it funding list . It was the ACT's decision to leave the list as it stands.
10. Do to the two new MPO's in Oregon there will be a reduced amount of planning funds available for the RVMPO. When the census creates new MPO's there is no increase in the states planning funds from FHWA (Federal Highways). So with 2 additional MPO's the funds need to be divided in 8 pieces vs. the six from the last decade. We will have sufficient funds to meet our core requirements but we do not have any extra funds currently.

Sincerely,

Mike Quilty



155 South Second Street • Central Point, OR 97502

Ph: (541) 664-5578 • Fax: (541) 664-2705 • www.centralpointoregon.gov

Kristine Allison

Chief

Date: 03/15/2013
From: Chief Kristine Allison
To: Honorable Mayor Williams
Subject: Request for OLCC License

RE: Albertsons #595 /Persons associated therewith

Files of the Central Point Police Department contain no information pertinent to the request.

Respectfully,

Kristine Allison
Chief of Police
Central Point Police Department



OREGON LIQUOR CONTROL COMMISSION LIQUOR LICENSE APPLICATION

Application is being made for:

LICENSE TYPES

- Full On-Premises Sales (\$402.60/yr)
 - Commercial Establishment
 - Caterer
 - Passenger Carrier
 - Other Public Location
 - Private Club
- Limited On-Premises Sales (\$202.60/yr)
- Off-Premises Sales (\$100/yr)
 - with Fuel Pumps
- Brewery Public House (\$252.60)
- Winery (\$250/yr)
- Other: _____

ACTIONS

- Change Ownership
- New Outlet
- Greater Privilege
- Additional Privilege
- Other _____

90-DAY AUTHORITY

Check here if you are applying for a change of ownership at a business that has a current liquor license, or if you are applying for an Off-Premises Sales license and are requesting a 90-Day Temporary Authority

APPLYING AS:

- Limited Partnership
- Corporation
- Limited Liability Company
- Individuals

174751

CITY AND COUNTY USE ONLY

Date application received: 3/15/13

The City Council or County Commission:

Central Point
(name of city or county)

recommends that this license be:

- Granted
- Denied

By: _____
(signature) (date)

Name: Hank Williams

Title: Mayor

OLCC USE ONLY

Application Rec'd by: [Signature]

Date: 3-7-13

90-day authority: Yes No

1. Entity or Individuals applying for the license: [See SECTION 1 of the Guide]

- ① Albertson's LLC
- ② _____
- ③ _____
- ④ _____

2. Trade Name (dba): Albertson's #595

3. Business Location: 1360 Plaza Blvd, Central Point, OR, 97502
(number, street, rural route) (city) (county) (state) (ZIP code)

4. Business Mailing Address: P.O. Box 20 Dept. 70428 Boise ID 83726
(PO box, number, street, rural route) (city) (state) (ZIP code)

5. Business Numbers: (541) 665-3761 541.665.3769
(phone) (fax)

6. Is the business at this location currently licensed by OLCC? Yes No

7. If yes to whom: New Albertson's Inc. Type of License: Off-Premise Sales

8. Former Business Name: Albertson's #595

9. Will you have a manager? Yes No Name: Brian Winters
(manager must fill out an Individual History form)

10. What is the local governing body where your business is located? CITY OF CENTRAL POINT
(name of city or county)

11. Contact person for this application: Julie Loftus 208.395.6022
(name) (phone number(s))
P.O. Box 20 Dept. 70428 Boise, ID 83726 208.395.4220 licensegroup@supervalu.com
(address) (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

- ① [Signature] Date 2-20-13
- ② _____ Date _____
- ③ _____ Date _____
- ④ _____ Date _____

Ordinance

Amending Comp Plan and Creating ETOD



STAFF REPORT

STAFF REPORT

March 14, 2013

AGENDA ITEM: File No. 12003

Consideration of an ordinance amending the Comprehensive Plan Land Use Plan Map, Zoning Map, and Section 17.08 Definitions and Sections 17.65 through 17.67 Transit Oriented Development District of the City of Central Point Municipal Code creating an Eastside Transit Oriented Development District (ETOD); Applicant: City of Central Point.

STAFF SOURCE:

Tom Humphrey, Community Development Director

BACKGROUND:

In late 2011 the City Council directed staff to prepare a master land use plan for the area north of East Pine Street and west of Hamrick Road. The reasoning for pursuing a master land use plan for the area was based on:

1. The area accounts for 40% of the City's buildable residential acreage and 30% of the commercial buildable acreage;
2. Meet the minimum density requirements in the Greater Bear Creek Valley Regional Plan (Regional Plan)¹; and
3. Address the Regional Transportation Plan & City Transportation Plan Alternative Measures² requirement for an increased percentage of new residential and employment development to occur in transit oriented development districts.

In lieu master planning the study area it was determined that it would be more practical to use the City's existing transit oriented development (TOD) standards. The City's TOD standards not only address the density requirements of the Regional Plan and the expanded use of TODs per the Alternative Measures, but also include requirements to master plan development of 5 acres or more³.

During preparation of the ETOD there were three neighborhood meetings to discuss land use opportunities and concerns, a Planning Commission open discussion session, two Planning Commission public hearings, and one meeting of the Citizens Advisory Committee. On February 5, 2013 the Planning Commission approved Resolution No. 789 forwarding a favorable recommendation to the City Council to approve the ETOD and associated Comprehensive Plan and Zoning amendments.

PROJECT DESCRIPTION:

The ETOD project involves:

¹ Minimum density of 6.9 Dwelling units per gross acre 2010 – 2035 and 7.9 dwelling units per gross acre 2036 - 2060

² Alternative Measures 5 and 6

³ Proposed to be reduced to 2 acres

1. Amendment to the General Land Use Plan Map designating the ETOD area as a TOD District. This action overlays the ETOD area with the TOD land use designation, including planned zoning.
2. Amendment to the Zoning Map applying TOD District zoning to the ETOD area. This action applies the planned zoning in the General Land Use Plan Map to the Zoning Map.
3. Amendments to the Transit Oriented Development Zoning Ordinance Sections 17.08 and 17.65 through 17.67.

The proposed ETOD will result in changes to the areas residential density from a min/max of 3.1/5.1 to a min/max of 7.7/16.9 dwelling units per gross acre. Based on prior TOD projects⁴ the probable maximum density as a TOD will be 11.8 dwelling units per gross acre. The Regional Plan requires a minimum density of 6.7 dwelling units per gross acre.

ISSUES:

During the preparation of the ETOD there were two basic issues:

1. Concerns regarding the protection of existing land uses against future development. In addressing these concerns numerous revisions were made to the City’s TOD ordinances (to be discussed at meeting). Subsequent to the Planning Commission recommendation a Special Condition was added to Section 17.65.25 requiring “Right-to-Farm” disclosure statement on all new development adjacent to agricultural uses (Attachment “F”).
2. The Oregon Department of Transportation (ODOT) does not concur with the City’s methodology for calculating whether or not the ETOD will cause a “significant affect” on transportation facilities. Rather than continue the debate on “significant affect” it has been agreed that the City will include a trip cap on development within the ETOD until such time as the Interchange 33 Access Management Plan (IAMP33) is approved and incorporated into the TSP. The trip cap would be equivalent to the current TSP’s traffic projections for the ETOD.

In response to the above, and subsequent to the Planning Commission’s recommendation, the ETOD proposal has been amended as follows:

1. General Land Use Plan Map, added note identifying ETOD area as being subject to a trip cap per Section 17.65.025(A).
2. Zoning Map, added note identifying ETOD area as being subject to a trip cap per Section 17.65.025(A).
3. Amend Section 17.65 by adding a Section 17.65.25 Special TOD District/Corridor Conditions (See Attachment “C” for specific language).

EXHIBITS/ATTACHMENTS:

- Attachment “A – Comprehensive Plan Land Use Map”
- Attachment “B – Zoning Map”
- Attachment “C – Language Changes to TOD Standards” (Changes to the Zoning Ordinance text are shown in **red**.)
- Attachment “D – ETOD Findings of Fact (available on request)
- Attachment “E” – Resolution No. 789
- Attachment “F – Right-to-Farm Disclosure”
- Attachment “G – ETOD Ordinance”

ACTION:

Open public hearing and take testimony, close public hearing and direct staff to prepare ordinance for second reading.

RECOMMENDATION:

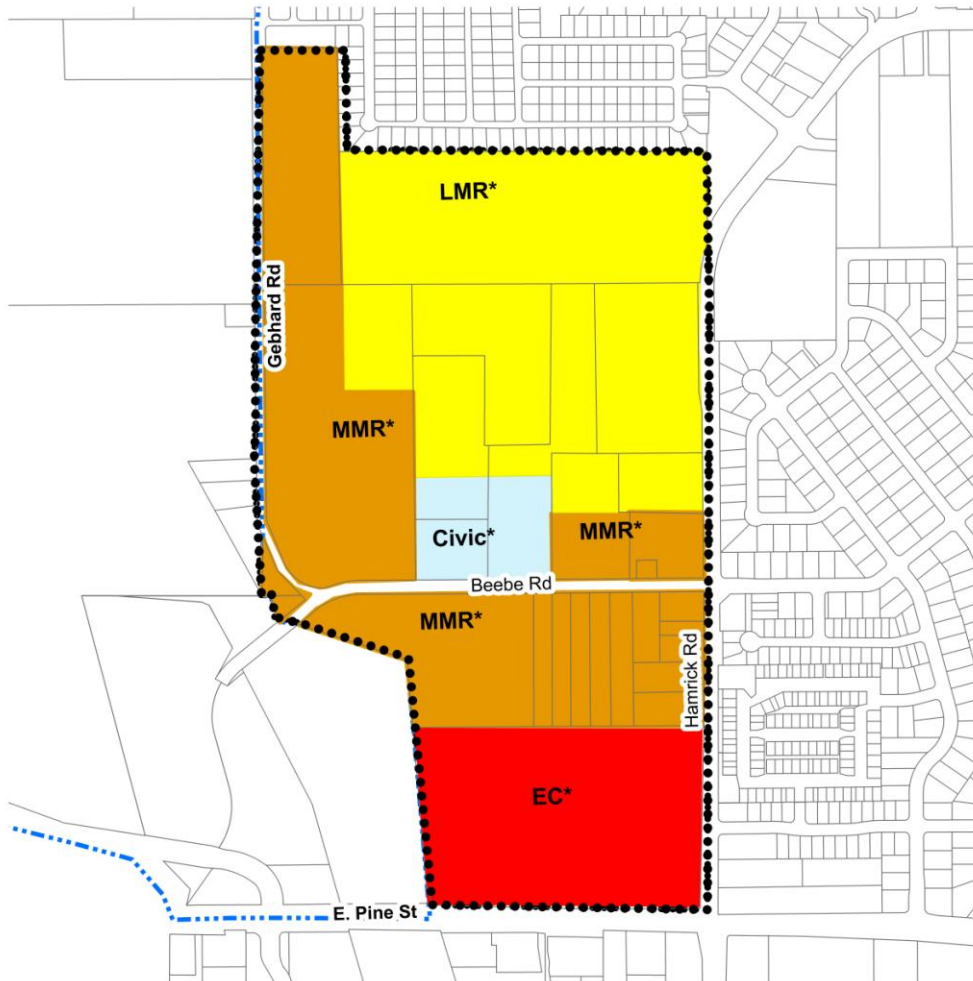
Direct staff to prepare an ordinance and schedule for a second reading on March 28, 2013

⁴ Twin Creeks TOD has an approved gross density of 11.09 units, but could have been designed to a maximum of 19.6 units.

ATTACHMENT “A - Comprehensive Plan Land Use Map”



ATTACHMENT "A" - PROPOSED ETOD COMPREHENSIVE PLAN



Legend

- Study Area
- Civic (C)
- Medium Mix Residential (MMR)
- Urban Growth Boundary
- Low Mix Residential (LMR)
- Employment Commercial (EC)

* All development within the ETOD subject to special conditions per CPMC Section 17.65.25(A), ETOD Trip Cap

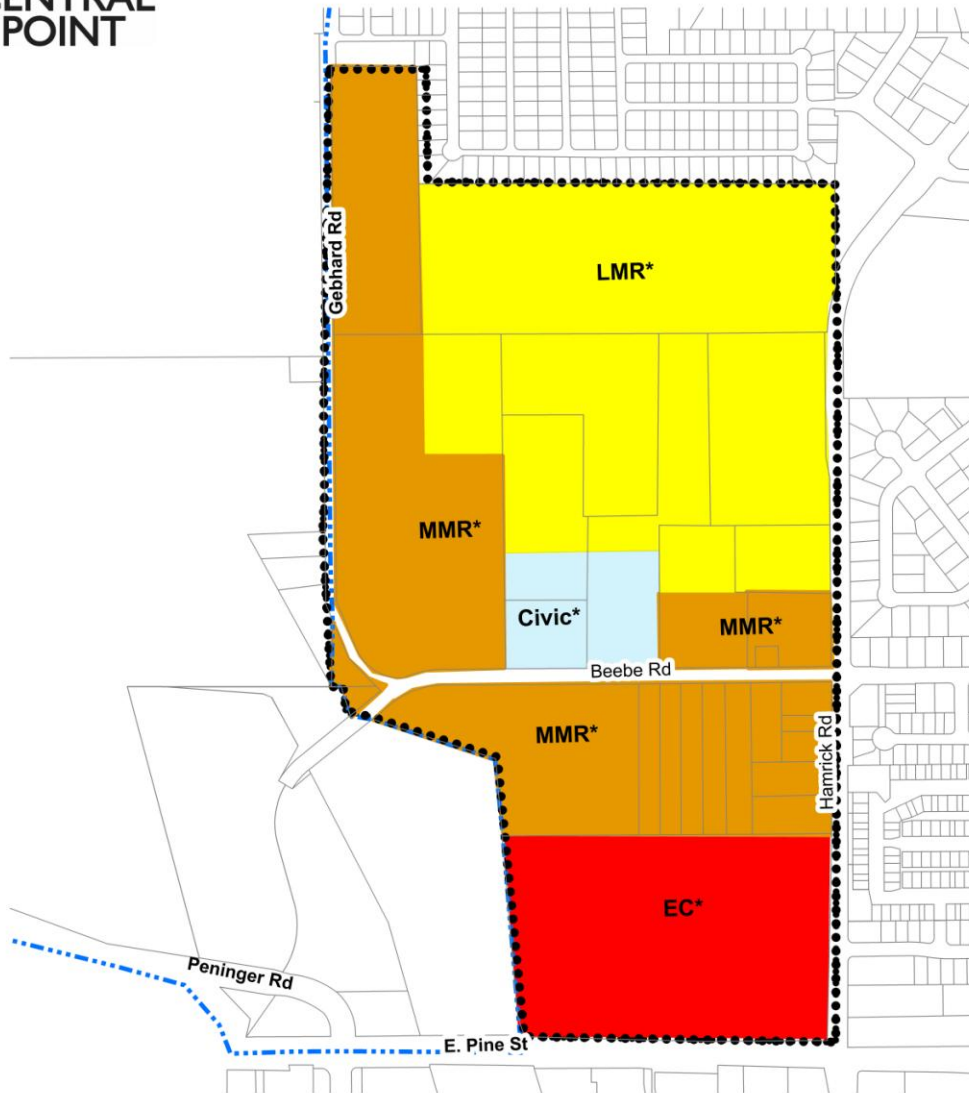
Note: Enlargement of Comprehensive Plan Map included by reference

Comprehensive Plan Proposed Eastside TOD District

ATTACHMENT “B – Zoning Map”



ATTACHMENT "B" - PROPOSED ETOD ZONING MAP



Legend

- Study Area
- Urban Growth Boundary
- Civic (C)
- Low Mix Residential (LMR)
- Medium Mix Residential (MMR)
- Employment Commercial (EC)

* All development within the ETOD subject to special conditions per CPMC Section 17.65.25(A), ETOD Trip Cap
 Note: Enlargement of Amended Zoning Map included by reference

Proposed Eastside TOD District Zoning Map

ATTACHMENT “C – Language Changes to TOD Standards”

Chapter 17.08

17.08.010 Definitions, specific

“Development” The physical development of land, including, but not limited to partitions, subdivisions, building construction, and infrastructure improvements.

“Master Plan” A long-term written and illustrated plan, prepared in accordance with Section 17.66.020 (A)(1), providing overall guidance and instruction for the use and development of a specific geographic areas within TOD Districts or Corridors.

Chapter 17.65 TOD DISTRICTS AND CORRIDORS

Sections:

- 17.65.010 Purpose.
- 17.65.020 Area of application.
- 17.65.25 Special Conditions
- 17.65.030 Conflict with other regulations.
- 17.65.040 Land use--TOD district.
- 17.65.050 Zoning regulations--TOD district.
- 17.65.060 Land use--TOD corridor.
- 17.65.070 Zoning regulations--TOD corridor.

17.65.010 Purpose.

The purpose of the Central Point transit oriented development (TOD) district is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.020 Area of application.

These regulations apply to the Central Point TOD districts and corridors. The boundaries of ~~these two TOD districts and corridors areas~~ are shown on the official city comprehensive plan and zoning maps.

A. A development application within ~~the a~~ TOD district shall comply with the requirements of this chapter.

B. At the discretion of the applicant, a development application within ~~the a~~ TOD corridor shall be subject to:

1. The normal base zone requirements as identified on the official zoning map and contained in this code; or
2. The TOD corridor requirements contained in this chapter. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.25 Special Conditions.

On occasion it may be necessary to impose interim development restrictions on certain TOD districts or corridors. Special conditions will be identified in this section for each TOD district or corridor.

A. Eastside Transit Oriented Development District (ETOD) Trip Caps. Development within the ETOD shall be subject to the following schedule:

1. Development within the ETOD shall not cause the aggregated daily trips to exceed 17,000 ADT for the entire ETOD area. This trip cap shall be removed ~~at~~ such time as the City amends the TSP to incorporate ODOT's IAMP 33; and

The Planning Director, or designee, shall maintain an accounting of all ADT for all proposed development applications within the ETOD. Projects that will exceed the trip cap shall not be approved.

B. Eastside Transit Oriented Development District (ETOD) Agricultural Mitigation. All development shall acknowledge the presence of active farm uses within the ETOD area by recording a Right-to-Farm disclosure statement as a condition of final plat, ~~transfer of property,~~ or ~~site plan~~ Site Plan and Architectural Review approval. The ETOD Agricultural Mitigation shall be removed at such time as the Urban Growth Boundary is incorporated and completely builds out.

17.65.30 Conflict with other Regulations

When there is a conflict between the provisions of this chapter and other requirements of this title, the provisions of this chapter shall govern. (Ord. 1815 Subsection 1(part), Exhibit. B(part), 2000)

17.65.040 Land use--TOD district.

Four special zone district categories are applied in the Central Point TOD ~~district~~~~corridor~~. The characteristics of these zoning districts are summarized in subsections A through D of this section.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type, however attached single-family, and lower density multifamily housing types are also allowed and encouraged.
2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed.
3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

2. GC--General Commercial. Commercial and industrial uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

C. C--Civic (TOD). Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district.

D. OS--Open Space (TOD). Because the density of development will generally be higher than other areas in the region, providing open space and recreation opportunities for the residents and employees in the TOD district becomes very important. This zone is intended to provide a variety of outdoor and recreation amenities. (Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.050 Zoning regulations--TOD district.

A. Permitted Uses. Permitted uses in Table 1 are shown with a "P." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 1 are shown with an "L." These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 1 are shown with a "C." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

D. Density. The allowable residential density and employment building floor area are specified in Table 2.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.

2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

- a. A maximum of one accessory unit is permitted per lot;
- b. The primary residence and/or the accessory unit on the lot must be owner-occupied;
- c. An accessory unit shall have a maximum floor area of eight hundred square feet;
- d. The applicable zoning standards in Table 2 shall be satisfied.

Table 1 TOD District Land Uses

Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Residential							
Dwelling, Single-Family							
Large and standard lot	P	L5	N	N	N	N	N
Zero lot line, detached	P	P	N	N	N	N	N
Attached row houses	P	P	P	C	N	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Accessory Units	P1	P1	P1	C	N	N	N
Boarding/Rooming House	N	C	C	N	N	N	N
Family Care							
Family day care	P	P	P	N	N	N	N
Day care group home	C	C	P	N	N	N	N
Adult day care	C	C	C	N	N	N	N
Home Occupation	P	P	P	P	N	N	N
Residential Facility	P	P	P	N	N	N	N
Residential Home	P	P	P	N	N	N	N
Senior Housing	N	P	P	L1	N	C	N
Commercial							
Entertainment	N	N	C	P	P	N	N
Professional Office	C	L3	L3, L4	P	P	P	N
Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	C	C	P	P	N	N
Repair-oriented	N	N	N	P	P	N	N
Drive-through facilities	N	N	N	P	P	N	N
Quick vehicle service	N	N	N	P	P	N	N
Vehicle sales, rental and repair	N	N	N	P	P	N	N
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N

Industrial							
Manufacturing	N	N	N	N	P	N	N
Industrial Service							
Light	N	N	N	N	P	N	N
Heavy	N	N	N	N	C	N	N
Wholesale Sales	N	N	N	N	P	N	N
Civic							
Community Services	C	C	C	N	N	P	C
Hospital	C	C	C	C	N	C	N
Public facilities	C	C	C	C	C	C	N
Religious assembly	C	C	C	C	N	P	N
Schools	C	C	C	N	N	P	L2
Utilities	C	C	C	C	C	C	C
Open Space							
Parks and Open Space	P	P	P	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

L5--Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in [Table 3 of](#) this section.

a. Fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered.

b. Parking standards may be reduced when transit service is provided in the TOD district and TOD corridor and meets the following conditions:

i. Parking standards may be reduced up to twenty-five percent when transit service is provided in the TOD district and TOD corridor.

ii. Parking standards may be reduced up to fifty percent when transit service is provided in the TOD district and TOD corridor and when bus service includes fifteen-minute headways during the hours of seven to nine a.m. and four to six p.m.

c. Bicycle parking standards in [Chapter 17.64](#) shall not be reduced at any time.

d. Shared parking easements or agreements with adjacent property owners are encouraged to satisfy a portion of the parking requirements for a particular use where compatibility is shown. Parking requirements may be reduced by the city when reciprocal agreements of shared parking are recorded by adjacent users.

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net Acre (f)							
Maximum	12	32	NA	NA	NA	NA	NA
Minimum	6	14	30	NA	NA	NA	NA
Dimensional Standards							
Minimum Lot or Land Area/Unit							
Large single-family	5,000 SF	NA	NA	NA	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA	NA	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Multifamily and senior housing	2,000 SF	1,500 SF	1,000 SF	1,000 SF	NA	NA	NA
Average Minimum Lot or Land Area/Unit							
Large single-family	7,500 SF	NA	NA	NA	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA	NA	NA	NA
Attached row houses	2,500 SF	2,000 SF	1,500 SF	NA	NA	NA	NA
Multifamily and senior housing	2,500 SF	2,000 SF	1,500 SF	1,500 SF	NA	NA	NA
Minimum Lot Width							
Large single-family	50'	NA	NA	NA	NA	NA	NA

Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Multifamily and senior housing	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	15'	5'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	5'/10'	5'/10'	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	15'	15'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of site area (h)	15% of site area	15% of site area	NA
Housing Mix							
Required housing types as listed under Residential in Table 1.	< 16 units in development: 1 housing type. 16--40 units in development: 2 housing types. > 40 units in development: 3 or more housing types (plus approved master plan)			NA	NA	NA	NA

Notes:

NA--Not applicable.

(a) The five-foot minimum also applies to the perimeter of the attached unit development.

(b) Setback required when adjacent to a residential zone.

(c) Setback required is ten feet minimum between units when using zero lot line configurations.

- (d) Ten feet behind front building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.
- (j) Rooftop gardens can be used to help meet this requirement.

Table 3	
TOD District and Corridor Parking Standards	
Use Categories	Minimum Required Parking
Residential	
Dwelling, Single-Family Large and standard lot Zero lot line, detached Attached row houses	2 spaces per unit.
Dwelling, Multifamily Plexes Apartments and condominiums	1.5 spaces per unit.
Dwelling, Accessory Unit	1 space per unit.
Boarding/Rooming House	1 space per accommodation, plus 1 space for every 2 employees.
Family Care Family day care Day care group home Adult day care	1 space for every 5 children or clients (minimum 1 space); plus 1 space for every 2 employees.
Home Occupation	Shall meet the parking requirement for the residence.
Residential Facility	1 space per unit.
Residential Home	1 space per unit.
Senior Housing	1 space per unit.
Commercial	
Entertainment	1 space per 250 square feet of floor area, except for theaters which shall provide 1 space per 4 seats.
Professional Office	1 space per 400 square feet of floor area.

Retail Sales and Service	
Sales-oriented	1 space per 500 square feet of floor area.
Personal service-oriented	1 space per 500 square feet of floor area.
Repair-oriented	1 space per 500 square feet of floor area.
Drive-through facilities	Parking as required by the primary use.
Quick vehicle service	1 space per 750 square feet of floor area.
Vehicle sales, rental and repair	
	1 space per 1,000 square feet of floor area.
Tourist Accommodations	
Motel/hotel	1 space per guest unit, plus 1 space for every 2 employees.
Bed and breakfast inn	
Industrial	
Manufacturing	
	1 space per employee of the largest shift.
Industrial Service	
Light	1 space per employee of the largest shift.
Heavy	
Wholesale Sales	
	1 space per employee of the largest shift.
Civic	
Community Services	
	Number to be determined as part of site plan or conditional use review.
Hospital	
	1 space per 500 square feet of floor area.
Public Facilities	
	Number to be determined as part of site plan or conditional use review.
Religious Assembly	
	1 space per 100 square feet of floor area for the main assembly area.
Schools	
	2 spaces per classroom.
Utilities	
	Number to be determined as part of site plan or conditional use review.
Open Space	
Parks and Open Space	
	Number to be determined as part of site plan or conditional use review.

(Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.070 Zoning regulations--TOD corridor.

A. Permitted Uses. Permitted uses in Table 4 are shown with a “P.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 4 are shown with an “L.” These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 4 are shown with a “C.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

D. Density. The allowable residential density and employment building floor area are specified in Table 5.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 5.

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD zoning districts is shown in Table 5.

2. Accessory Units. Accessory units are allowed as indicated in Table 4. Accessory units shall meet the following standards:

- a. A maximum of one accessory unit is permitted per lot.
- b. The primary residence and/or the accessory unit on the lot must be owner-occupied.
- c. An accessory unit shall have a maximum floor area of eight hundred square feet.
- d. The applicable zoning standards in Table 5 shall be satisfied.

Table 4				
TOD Corridor Land Uses				
Use Categories	Zoning Districts			
	LMR	MMR	EC	GC
Residential				
Dwelling, Single-Family				
Large and standard lot	P	L4	N	N
Zero lot line, detached	P	P	N	N
Attached row houses	P	P	N	N
Dwelling, Multifamily				
Multiplex, apartment	P	P	L1	L1
Accessory Units	P1	P1	C	N
Boarding/Rooming House	N	C	N	N
Family Care				
Family day care	P	P	N	N
Day care group home	C	C	N	N
Adult day care	C	C	N	N
Home Occupation	P	P	P	N

Residential Facility	P	P	N	N
Residential Home	P	P	N	N
Senior Housing	N	P	L1	N
Commercial				
Entertainment	N	N	P	P
Professional Office	C	L3	P	P
Retail Sales and Service				
Sales-oriented	C	L3	P	P
Personal service-oriented	C	C	P	P
Repair-oriented				
Drive-through facilities	N	N	P	P
Quick vehicle service	N	N	P	P
Vehicle sales, rental and repair	N	N	N	P
Tourist Accommodations				
Motel/hotel	N	N	P	P
Bed and breakfast inn	C	C	P	P
Industrial				
Manufacturing	N	N	N	P
Industrial Service				
Light	N	N	N	P
Heavy	N	N	N	C
Wholesale Sales	N	N	N	P
Civic				
Community Services	C	C	N	N
Hospital	C	C	C	N
Public Facilities	C	C	C	C
Religious Assembly	C	C	C	N
Schools	C	C	N	N
Utilities	C	C	C	C
Open Space				
Parks and Open Space	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

L4--Only permitted as a transition between adjacent lower density zones and/or when adjacent to an environmentally sensitive area.

Table 5				
TOD Corridor Zoning Standards				
Standard	Zone Districts			
	LMR	MMR	EC	GC
Density--Units Per Net Acre (f)				
Maximum	12	32	NA	NA
Minimum	6	14	NA	NA
Dimensional Standards				
Minimum Lot Area or Land Area/Unit				
Large single-family	5,000 SF	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA
Attached row houses	2,000 SF	1,500 SF	NA	NA
Multifamily and senior housing	2,000 SF	2,000 SF	1,000 SF	NA
Average Minimum Lot or Land Area/Unit				
Large single-family	7,500 SF	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA
Attached row houses	2,500 SF	2,000 SF	NA	NA
Multifamily and senior housing	2,000 SF	2,000 SF	1,000 SF	NA
Minimum Lot Width				
Large single-family	50'	NA	NA	NA
Standard single-family	50'	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA

Attached row houses	24'	22'	NA	NA
Multifamily and senior housing	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	NA	NA
Building Setbacks				
Front (min./max.)	10'/15'	10'/15'	0'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a) (c)	5' detached 0' attached (a) (c)	0' 10' (b)	0' 15' (b)
Corner (min./max.)	5'/10'	5'/10'	5'/10'	15'/30'
Rear	15'	15'	0' 10' (b)	0' 15' (b)
Garage Entrance	(d)	(d)	(e)	(e)
Maximum Building Height	35'	45'	60'	60'
Maximum Lot Coverage (g)	80%	80%	100%	85%
Minimum Landscaped Area (i)	20% of site area	20% of site area	0% of site area	15% of site area
Housing Mix				
Required housing types as listed under Residential in Table 3.	< 16 units in development: 1 housing type 16--40 units in development: 2 housing types > 40 units in development: 3 or more housing types (plus approved master plan).		NA	NA

NA--Not applicable

Notes:

- (a) The five-foot minimum also applies to the perimeter of the attached unit development.
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations.

- (d) Ten feet behind building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces, including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.

3. Parking Standards. Parking standards shall be as specified in Section 17.65.050(F)(3). (Ord. 1867 §5(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

Chapter 17.66 APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR

Sections:

- 17.66.010 Purpose.
- 17.66.020 Applicability.
- 17.66.030 Application and review.
- 17.66.040 Parks and open spaces.
- 17.66.050 Application approval criteria.
- 17.66.060 Conditions of approval.
- 17.66.070 Approval expiration.

17.66.010 Purpose.

The purpose of the Central Point TOD (transit oriented development) district and corridor is to promote efficient land development, pedestrian/bike travel, and the increased use of transit as required by the Oregon Transportation Planning Rule. This chapter describes the review procedures to be followed for development proposed within the TOD district and corridor which are identified on the official city zoning map. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.020 Applicability.

These regulations apply to land within the Central Point TOD district. As provided in Section 17.65.020 of this code, these regulations may also apply to land within the Central Point TOD corridor. The boundaries of the district and corridor are shown on the official city zoning map. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.030 Application and review.

A. Application Types. There are four types of applications which are subject to review within the Central Point TOD district and corridor.

1. TOD District or Corridor Master Plan. Master plan approval shall be required for:

a. Development or land division applications which involve more than ~~five-two or more~~ acres of land ~~or forty dwelling units~~; or

b. Modifications to a valid master plan approval which involve one or more of the following:

i. An increase in dwelling unit density which exceeds five percent of approved density;

ii. An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;

~~iii. An increase in building height by more than twenty percent;~~

iv. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or

v. A modification of a condition imposed as part of the master plan approval.

2. Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~. The provisions of Chapter 17.72, Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~, shall apply to permitted and limited uses within the TOD district and corridor. For ~~development Site Plan and Architectural Review or land division~~ applications involving ~~more than five~~two or more acres of land ~~or forty dwelling units~~, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a ~~site plan, landscaping and construction plan application~~Site Plan and Architectural Review application.

3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.

4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.

B. Submittal Requirements. A master plan shall include the following elements:

i. Introduction. A written narrative describing:

a. Duration of the Master Plan

b. Site Location Map;

c. Land Use and minimum and maximum residential densities proposed;

d. Identification of other approved master plans within the project area (100 feet)

ii. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within 100 feet of the project site.

a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, agricultural irrigation

b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within 100 feet of the project perimeter and remedies for preservation of livability of adjacent land uses;

iii. Circulation Plan. A plan and written narrative addressing section 17.67.040 Circulation and Access Standards.

iv. Site Plan. A plan and narrative addressing section 17.67.050 Site Design Standards. The Site Plan

v. Recreation & Open Space Plan. A plan and narrative addressing section 17.67.060 Public Parks and Open Space Design Standards.

vi. Building Design Plan. A written narrative and illustrations addressing section 17.67.070 Building Design Standards.

ivii. Transit Plan. A plan identifying proposed, or future, transit facilities (if any).

viii. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.

Applications shall be submitted as required in Chapter 17.05 of this code. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.040 Parks and open spaces.

Common park and open space shall be provided for all residential development within a TOD district or corridor as per Section 17.67.060. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.050 Application approval criteria.

A. TOD District or Corridor Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. Sections 17.65.040 and 17.65.050, relating to the TOD district;
2. Sections 17.65.060 and 17.65.070, relating to the TOD corridor;
3. Chapter 17.67, Design Standards--TOD District and TOD Corridor;
4. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 through 17.65.070;
5. Section 17.65.050, Table 3 TOD District and Corridor Parking Standards and Chapter 17.64, Off-Street Parking and Loading;
6. Chapter 17.70, Historic Preservation Overlay Zone; and
7. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.

B. Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~. A ~~site plan, landscaping and construction plan~~ Site Plan and Architectural Review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Chapter 17.72, Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~, shall be satisfied; and
2. The proposed improvements comply with the approved TOD district or corridor master plan for the property, if required; and
3. Chapter 17.67, Design Standards--TOD district and TOD corridor.

C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Title 16--Subdivisions; and
2. The proposed land division complies with the approved TOD district or corridor master plan for the property, if required; and
3. Chapter 17.67, Design Standards--TOD district and TOD corridor.

D. Conditional Use.

1. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Chapter 17.76, Conditional Use Permits; and
 - b. The proposed conditional use complies with the approved TOD district or corridor master plan for the property, if required; and
 - c. Chapter 17.67, Design Standards--TOD District and TOD Corridor.

2. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in Section 17.66.050(A). (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.060 Conditions of approval.

The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.070 Approval expiration.

A. Application approvals granted according to the provisions of this chapter shall expire and become void one year from the date on which they were issued unless:

1. An application for extension is filed and approved subject to the requirements of Chapter 17.05; or
2. Building permits for the development have been issued and construction diligently pursued to initiate construction.

B. If the time limit for development expired and no extension has been granted, the application shall be void. (Ord. 1941 §5, 2010; Ord. 1815 §1(part), Exh. B(part), 2000).

Chapter 17.67 DESIGN STANDARDS--TOD DISTRICT AND TOD CORRIDOR

Sections:

- 17.67.010 Purpose.
- 17.67.020 Area of application.
- 17.67.030 Conflict with other regulations.
- 17.67.040 Circulation and access standards.
- 17.67.050 Site design standards.
- 17.67.060 Public parks and open space design standards.
- 17.67.070 Building design standards.

17.67.040 Circulation and access standards.

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD district or corridor master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shown in Table 4 and Figure 4 shall apply for all development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.
2. Block perimeters shall not exceed one two thousand six hundred feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed five six hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.

7. Connections shall be provided between new streets in a TOD district or corridor and existing local and minor collector streets.

8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.

a. Except for specific accessway facilities identified in a TOD district or corridor master plan, the following accessway dimensional standards [set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction in Table 1 and Figure 1](#) shall apply for any development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.

b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:

- i. Street furniture;
- ii. Plantings;
- iii. Distinctive paving;
- iv. Drinking fountains; and
- v. Sculpture.

c. Sidewalks adjacent to undeveloped parcels may be temporary.

d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked and with textured accent paving or painted stripes.

e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.

9. Public Off-Street Accessways.

a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. Off-street pedestrian accessways shall incorporate all of the following design criteria:

- i. The applicable standards in [the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction Table 1 and Figure 1](#):
- ii. Minimum ten-foot vertical clearance;
- iii. Minimum twenty-foot horizontal barrier clearance for pathway;
- iv. Asphalt, concrete, gravel, or wood chip surface as approved by the City, with a compacted subgrade;

v. Nonskid boardwalks if wetland construction is necessary; and

vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.

c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

B. Parking Lot Driveways.

1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met.

a. The parking lot driveway is less than one hundred feet long;

b. The parking lot driveway serves one or two residential units; or

c. The parking lot driveway provides direct access to angled parking stalls.

2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.

3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.

4. Large driveways should use distinctive paving patterns.

C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:

1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;

2. Providing an attractive, convenient pedestrian accessway to building entrances;

3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;

4. Integrating signage and lighting system which offers interest and safety for pedestrians;

5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping. (Ord. 1815 §1(part), Exh. C(part), 2000).

~~* Editor's Note: Table 1, Design Standards, and Figure 1, Street Cross Sections, are on file in the planning department.~~

17.67.050 Site design standards. The following standards and criteria shall be addressed in the master plan, land division, and/or site plan review process:

~~A. Respect for Existing Facilities and On-Site Features. Adjacent Off-Site Structures and Uses. 1.1. Adjustments should be made during land division and site design. All off-site structures, including septic systems, drain fields, and domestic wells (within 100 feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD district and as necessary~~ to improve the overall relationship of a development or an individual building to the surrounding context.

~~2. Buildings should be clustered to preserve natural areas.~~

2. ~~Except for s~~Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with in a TOD district or corridor master plan, the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and more specifically, Section 420.10.02 Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.

B. Natural Features.

1. Buildings should be sited to preserve significant trees.
2. Buildings should be sited to avoid or lessen the impact of development on environmentally critical areas such as steep slopes, wetlands, and stream corridors.
3. Whenever possible, wetlands, groves, and natural areas should be maintained as public preserves and as open space opportunities in neighborhoods.

C. Topography.

1. Buildings and other site improvements should reflect, rather than obscure, natural topography.
2. Buildings and parking lots should be designed to fit into hillsides, for instance, reducing the need for grading and filling.
3. Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, similar treatment for the new structure should be considered.

D. Solar Orientation.

1. The building design, massing and orientation should enhance solar exposure for the project, taking advantage of the climate of Central Point for sun-tempered design.
2. Where possible, the main elevation should be facing within twenty-five degrees of due south.
3. In residential developments, the location of rooms should be considered in view of solar exposure, e.g., primary living spaces should be oriented south, but a west facing kitchen should be avoided as it may result in summer overheating.

4. Outdoor spaces should be strategically sited for solar access and the cooling summer winds.
5. Shadow impacts, particularly in winter, on adjacent buildings and outdoor spaces should be avoided.

E. Existing Buildings on the Site.

1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.
2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

F. New Prominent Structures.

1. Key public or civic buildings, such as community centers, churches, schools, libraries, post offices, and museums, should be placed in prominent locations, such as fronting on public squares or where pedestrian street vistas terminate, in order to serve as landmarks and to symbolically reinforce their importance.

G. Views. The massing of individual buildings should be adjusted to preserve important views while benefiting new and existing occupants and surrounding neighborhoods.

H. Adjoining Uses and Adjacent Services.

1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.
2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.
3. All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.
4. Screening shall be provided for activities areas and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors, to avoid disturbing adjacent residents.
5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. The structure must have lighting both inside and out.

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.

2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.
3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or four-plexes.
4. New commercial buildings within fifty feet of existing low density residential development shall be no higher than forty-five feet.
5. Dwellings types in a TOD district or corridor shall be mixed to encourage interaction among people of varying backgrounds and income levels.
6. Zoning changes should occur mid-block, not at the street centerline to ensure that compatible building types face along streets and within neighborhoods. When dissimilar building types face each other across the street because the zoning change is at the street centerline or more infill housing is desired (for instance, duplexes across the street from single dwellings), design shall ensure similarity in massing, setback, and character.
7. Density should be increased incrementally, to buffer existing neighborhoods from incompatible building types or densities. Sequence density, generally, as follows: large lot single dwelling, small lot single dwelling, duplex, townhomes, courtyard multifamily apartments, large multifamily apartments, and mixed use buildings.

J. Parking.

1. Parking Lot Location.

- a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.
- b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.
- c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:
 - 1st. Accessways;
 - 2nd. Streets that are nontransit streets;
 - 3rd. Streets that are transit streets.
- d. Parking lots and garages should not be located within twenty feet of a street corner.

2. Design.

- a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.
- b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a

vehicle using the space. Landscaping must be groundcover plants. The landscaping does not apply towards any perimeter or interior parking lot landscaping requirements, but does count towards any overall site landscaping requirement.

c. In order to control dust and mud, all vehicle areas must be paved.

d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.

e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.

f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.

g. Parking should be located in lower or upper building levels or in less visible portions of site.

3. Additional Standards for LMR, MMR, and HMR Zones.

a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.

b. Where possible, alleys should be used to bring the vehicle access to the back of the site.

4. For parking structures, see Section 17.67.070(H).

K. Landscaping.

1. Perimeter Screening and Planting.

a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.

b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.

2. Parking Lot Landscaping and Screening.

a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.

i. Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.

ii. Live shrubs and ground cover plants shall be planted in the landscaped area.

iii. Each tree shall be located in a four foot by four foot minimum planting area.

iv. Shrub and groundcover beds shall be three-feet wide minimum.

v. Trees and shrubs must be fully protected from potential damage by vehicles.

b. Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:

i. A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the parking lot;

ii. A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;

iii. A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen, or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.

c. Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grill, mesh or lattice that obscure at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).

d. Parking Area Interior Landscaping.

i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.

(A) Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred square feet of landscaped area. Groundcover plants must completely cover the remainder of the landscaped area.

(B) Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a minimum dimension of three feet.

ii. Development Standards for Parking Area Interior Landscaping.

(A) All landscaping must comply with applicable standards. Trees and shrubs must be fully protected from potential damage by vehicles.

(B) Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.

(C) Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.

(D) Parking areas that are thirty feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.

4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.

Prohibited screening includes chainlink fencing with or without slats.

a. Acceptable screening includes:

i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure; or other approved materials complementary to adjacent buildings; or

ii. A six-foot solid hedge or other plant material screening as approved.

5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.

L. Lighting.

1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.

a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.

b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.

c. Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.

2. Fixture Design in Public Rights-of-Way.

- a. Pedestrian scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.
- b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.

3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.

- a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.
- b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.
- c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.
- d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.
- e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in the Central Point Sign Code, Chapter 15.24. The sign requirements in Chapter 15.24 shall govern in the TOD district and corridor with the exception of the following:

- a. The types of signs permitted shall be limited only to those signs described in this chapter.
- b. All signs in the TOD district and corridor shall comply with the design standards described in this chapter.
- c. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
- d. Signs that use images and icons to identify store uses and products are encouraged.
- e. Projecting signs located to address the pedestrian are encouraged.

2. Sign Requirements.

Sign Type	LMR, MMR, HMR (a), C, and OS Zones	EC and GC Zones
Freestanding		

Maximum Number	1	1
Height	4 feet.	20 feet.
Sign area per building face	16 square feet.	50 square feet.
Total sign area--all building faces	32 square feet.	100 square feet.
Location	At entry point(s) to housing complex or subdivision.	Outside of the public right-of-way.
Wall and Projecting		
Maximum Number	1	No limit.
Height	Lowest part at least 8 feet above underlying grade for projecting signs.	Lowest part at least 8 feet above underlying grade for projecting signs.
Sign area per building face	8 square feet.	1-1/2 square feet with a maximum of 50 square feet per sign.
Total sign area--all building faces	16 square feet.	.25 square feet per lineal foot of building perimeter.
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy.	Signs shall not project more than 4 feet from a building unless attached to a canopy.
Temporary		
Maximum Number	A maximum of 2 lawn signs are permitted. All other temporary signs are not permitted.	4
Height	3 feet maximum.	4 feet for freestanding signs and up to parapet or roof eaves for wall signs.
Sign area per face	6 square feet.	32 square feet.
Total sign area--all faces	24 square feet.	64 square feet.
Location	Outside of the street right-of-way.	Outside of the street right-of-way.
Time limit	120 days.	120 days.
Directional		
Maximum Number	1 sign per driveway.	2 signs per driveway.
Height	3 feet.	3 feet.
Sign area per	6 square feet.	6 square feet.

building face		
Total sign area--all building faces	24 square feet.	32 square feet.
Location	Adjacent to private driveway or sidewalk.	Adjacent to private driveway or sidewalk.
Total Sign Area Per Lot All sign faces	8 square feet in LMR 32 square feet in MMR, HMR, C, and OS.	.25 square feet per lineal foot of building perimeter.

Note:

* For ground floor commercial uses in HMR.

** For residential uses in HMR.

3. Sign materials.

- a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.
- b. Signs and supporting structural elements shall be constructed of metal or stone with wood or metal informational lettering. No plastics or synthetic material shall be allowed, except for projecting awning signs, which may be canvas or similar fabric.
- c. Sign lettering shall be limited to sixteen inches maximum in height.
- d. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. Internally illuminated signs are prohibited.

4. Prohibited Signs.

- a. Internally-illuminated signs;
- b. Roof signs;
- c. Reader boards;
- d. Sidewalk A-board signs;
- e. Flashing signs;
- f. Electronic message/image signs;
- g. Bench signs;
- h. Balloons or streamers;
- i. Temporary commercial banners. (Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.060 Public parks and open space design standards.

A. General. Parks and open spaces shall be provided in the TOD districts and TOD corridors and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.

B. Parks and Open Space Location.

1. Parks and open spaces shall be located within walking distance of all those living, working, and shopping in TOD districts.
2. Parks and open spaces shall be easily and safely accessed by pedestrians and bicyclists.
3. For security purposes, parks and open spaces shall be visible from nearby residences, stores or offices.
4. Parks and open space shall be available for both passive and active use by people of all ages.
5. Parks and open space in predominantly residential neighborhoods shall be located so that windows from the living areas (kitchens, family rooms, living rooms but not bedrooms or bathrooms) of a minimum of four residences face onto it.

C. Parks and Open Space Amount and Size.

1. Common open spaces will vary in size depending on their function and location.
2. The total amount of common open space provided in a TOD district or corridor shall be adequate to meet the needs of those projected (at the time of build out) to live, work, shop, and recreate there.
3. All TOD projects requiring master plans shall be required to reserve, improve and/or establish parks and open space which, excluding schools and civic plazas, meet or exceed the following requirements:
 - a. For single-family detached and attached residences, including duplex units, townhouses and row houses: four hundred square feet for each dwelling.
 - b. For multifamily residences, including multistory apartments, garden apartments, and senior housing: six hundred square feet for each dwelling.
 - c. Nonresidential development: at least ten percent of the development's site area.

D. Parks and Open Space Design.

1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:
 - a. Benches or a seating wall;
 - b. Public art such as a statue;
 - c. Water feature or decorative fountain;

- d. Children's play structure including swing and slide;
- e. Gazebo or picnic shelter;
- f. Picnic tables with barbecue;
- g. Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball; or
- h. Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or
- i. Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.

2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children's play structure on site.

3. For safety and security purposes, parks and open spaces shall be adequately illuminated. (Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.070 Building design standards.

A. General Design Requirements.

1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of "sustainable design" practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:

- a. Natural ventilation;
- b. Passive heating and cooling;
- c. Daylighting;
- d. Sun-shading devices for solar control;
- e. Water conservation;
- f. Appropriate use of building mass and materials; and
- g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S., Green Building Council's LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council's website www.usgbc.org.)

2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.

3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.

4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.

B. Architectural Character.

1. General.

a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.

b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.

c. Attention should be paid to the following architectural elements:

i. Building forms and massing;

ii. Building height;

iii. Rooflines and parapet features;

iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);

v. Window size, orientation and detailing;

vi. Materials and color; and

vii. The building's relationship to the site, climate, topography and surrounding buildings.

2. Commercial and High Mix Residential.

a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.

b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.

c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.

C. Building Entries.

1. General.

a. The orientation of building entries shall:

i. Orient the primary entrance toward the street rather than the parking lot;

ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.

b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.

c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.

d. An exception to any part of the requirements of this section shall be allowed upon finding that:

i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or

ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).

2. Commercial and High Mix Residential.

a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.

b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.

i. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.

ii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.

iii. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

3. Residential.

a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached

dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.

b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.

i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.

ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.

c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.

d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.

e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.

f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than half-a-story in height, or six feet from grade, whichever is less.

g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.

D. Building Facades.

1. General.

a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.

b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.

c. Architectural detailing, such as but not limited to: trellis, long overhangs, deep inset windows; should be incorporated to provide sun-shading from the summer sun.

d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.

e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.

f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.

g. All buildings, of any type, constructed within any TOD district or corridor, shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.

h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terracotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.

i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.

j. Ground-floor openings in parking structures, except at points of access, must be covered with grills, mesh or lattice that obscure at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).

k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.

l. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.

2. Commercial and High Mix Residential/Commercial.

a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.

b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.

c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.

d. Ground floor windows shall meet the following criteria:

- i. Darkly-tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
- ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.
- iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.
- iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.
- v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.

3. Residential.

a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:

- i. No more than forty percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling shall be an attached garage.
- ii. When parking is provided in a garage attached to the primary structure and garage doors face the street the front of the garage should not take up more than 40 percent of the front facade in plan, and the garage should be set back at least ten feet from the front facade. If a porch is provided, the garage may be set back 10 feet from the front of the porch. In addition, garage doors that are part of the street-facing facade of a primary structure should not be more than square feet in area, and there should not be more than one garage door for 16 feet of building frontage.
- iii. Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.
- iv. For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.
- v. Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.
- vi. Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front

facade of the building in a sideyard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.

b. The facades of multifamily residences shall comply with the following standards:

i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.

ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.

iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

2. Residential.

a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.

b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.

c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.

d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.

i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.

b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.

2. Residential.

a. Lighting shall not draw inordinate attention to the building facade.

b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.

c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.

G. Service Zones.

1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.

2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.

3. The visual and acoustic impacts of these functions, along with all wall- or ground-mounted mechanical, electrical and communications equipment shall be out of view from adjacent properties and public pedestrian streets.

4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.

a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.

H. Parking Structures.

1. Parking garage exteriors should be designed to visually respect and integrate with adjacent buildings.

2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.

3. Residential parking structures must comply with the facade requirements for residential developments. (Ord. 1815 §1(part), Exh. C (part), 2000).

ATTACHMENT “D – ETOD FINDINGS OF FACT”

Available on Request

ATTACHMENT “E - RESOLUTION”

PLANNING COMMISSION RESOLUTION NO. 789

A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE EASTSIDE TRANSIT ORIENTED DEVELOPMENT DISTRICT FILE NO. 12003

Applicant: City of Central Point;

WHEREAS, the City’s Regional Plan Element establishes new minimum residential density standard and the increased use of mixed-use/pedestrian-friendly development; and

WHEREAS, the City’s Transportation System Plan establishes as a benchmark the increased use of mixed-use/pedestrian-friendly development as a mitigation measure to decrease vehicle miles traveled as stated in the 2009-2034 Regional Transportation Plan Alternative Measures; and

WHEREAS, the City’s current Transit Oriented Development (TOD) District standards as set forth in Chapters 17.65 through 17.67 offer standards that meet the new minimum residential density requirement while providing a mixed-use/pedestrian-friendly environment; and

WHEREAS, the Eastside Transit Oriented Development District contains a large percentage of the City’s buildable residential and commercial land inventory thus providing a meaningful opportunity to apply the new residential density and mixed-use development requirements set forth in the Regional Plan Element.

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 789, does hereby forward a favorable recommendation to the City Council to approve the Eastside Transit Oriented Development District proposal. This recommendation is based on the findings as set forth in Exhibit “A”, attached hereto by reference and incorporated herein.

BE IT FURTHER RESOLVED, that the Planning Commission recommends, subsequent to approval of the Eastside Transit Oriented Development District, that the City proceeds with the following additional actions:

1. Continue participation in development of the Interchange Access Management Plan 33 (IAMP33);
2. Upon adoption of IAMP33 by the City proceed with amendment of the City’s 2008 Transportation System Plan as necessary to appropriately incorporate the City approved IAMP33; and
3. Upon adoption of IAMP33 by the City collaborate with the Oregon Department of Transportation (ODOT) in the preparation and adoption of an Intergovernmental Agreement implementing the amended TSP and IAMP33.

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2013.

Planning Commission Chair

ATTEST:

City Representative

Approved by me this 5th day of February, 2013.

ATTACHMENT “F – RIGHT-TO-FARM DISCLOSURE”

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

SPACE ABOVE THIS LINE FOR RECORDER’S USE

**NOTICE, DISCLOSURE, AND ACKNOWLEDGEMENT
OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM
POLICIES OF THE CITY OF CENTRAL POINT**

NOTICE IS HEREBY GIVEN pursuant to Central Pont Municipal Code Chapter 17.65.25.B, Special Conditions, adopted on _____, that the City of Central Point has adopted policies which establish agriculture and agricultural facilities and operations as priority uses on productive agricultural lands with the Urban Growth Boundary (UGB), and residents and other occupants of property in the UGB should be prepared to accept inconveniences or discomfort from normal, usual, and customary agricultural operations, facilities, and practices.

MAP AND TAX LOT _____

LEGAL DESCRIPTION OF PROPERTY:

is recognized to be in the vicinity of, or adjacent to, land designated and utilized for agricultural uses, facilities, and operations, and may be subject to inconveniences or discomforts arising from the pursuit of those agricultural operations, including but not limited to land preparation, cultivation, growing and harvesting of crops, raising of livestock, dairy production, processing of agricultural commodities, viticulture, apiculture, horticulture, aquaculture, poultry and other agricultural operations. Said inconvenience or discomforts may include, but shall not be limited to: equipment and animal noises; farming activities conducted on a 24-hour, 7-day a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from such agricultural operations.

I/WE HEREBY ACKNOWLEDGE AND UNDERSTAND the agricultural land use protection and right to farm policies of the City of Central Point and declare that non-agricultural uses of the subject land, including any residential uses, are secondary and subservient to normal, usual, and customary agricultural activities and operations in the vicinity of this property, and **HEREBY NOTIFY AND PASS ON** said acknowledgment to all subsequent owners and occupants of the above described property.

Owner’s Signature _____
Print or Type Owner’s Name _____ Date _____

Owner’s Signature _____
Print or Type Owner’s Name _____ Date _____

(Attach Notary acknowledgment)

ATTACHMENT “G – ETOD ORDINANCE”

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE PLAN LAND USE MAP AND ZONING MAP REPLACING APPROXIMATELY 122 ACRES OF LAND IN THE VICINITY OF EAST PINE STREET AND BEEBE ROAD ZONED R-1-6, R-1-8, R-2, and C-4, TO TRANSIT ORIENTED DEVELOPMENT (TOD) LOW MIX RESIDENTIAL (LMR), MEDIUM MIX RESIDENTIAL (MMR), CIVIC (C), AND EMPLOYMENT COMMERCIAL (EC) AND AMENDING SECTIONS 17.08, DEFINITIONS AND SECTIONS 17.65 THROUGH 17.67, TRANSIT ORIENTED DEVELOPMENT DISTRICT OF THE CITY OF CENTRAL POINT MUNICIPAL CODE

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
 - a) Planning Commission hearing on December 5, 2012 and January 8, 2013
 - b) City Council hearings on March 14, 2013.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan map is hereby amended as set forth in Exhibit A which is attached hereto and by this reference incorporated herein.

Section 3. The City zoning map is hereby amended as set forth in Exhibit B which is attached hereto and by this reference incorporated herein.

Section 4. The Central Point Municipal Code is hereby amended as set forth in Exhibit C which is attached hereto and by this reference incorporated herein.

Section 5. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 2013.

Mayor Hank Williams

ATTEST:

City Recorder

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE PLAN LAND USE MAP AND ZONING MAP REPLACING APPROXIMATELY 101 ACRES OF LAND IN THE VICINITY OF EAST PINE STREET AND BEEBE ROAD ZONED R-L, R-1-6, R-1-8, R-2, and C-4, TO TRANSIT ORIENTED DEVELOPMENT (TOD) LOW MIX RESIDENTIAL (LMR), MEDIUM MIX RESIDENTIAL (MMR), CIVIC (C), AND EMPLOYMENT COMMERCIAL (EC) AND AMENDING SECTIONS 17.08, DEFINITIONS AND SECTIONS 17.65 THROUGH 17.67, TRANSIT ORIENTED DEVELOPMENT DISTRICT OF THE CITY OF CENTRAL POINT MUNICIPAL CODE

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
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 - a) Planning Commission hearing on December 5, 2012 and January 8, 2013
 - b) City Council hearings on March 14, 2013.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the Findings of Fact and Conclusions of Law dated March 28, 2013 and incorporated herein by reference; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan map is hereby amended as set forth in Exhibit A – ETOD Comprehensive Plan Land Use Map which is attached hereto and by this reference incorporated herein.

Section 3. The City zoning map is hereby amended as set forth in Exhibit B – ETOD Zoning Map which is attached hereto and by this reference incorporated herein.

Section 4. The Central Point Municipal Code is hereby amended as set forth in Exhibit C - ETOD Amendments to Sections 17.08, 17.65, 17.66, and 17.67 which is attached hereto and by this reference incorporated herein.

Section 5. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Passed by the Council and signed by me in authentication of its passage this 28th day of March, 2013.

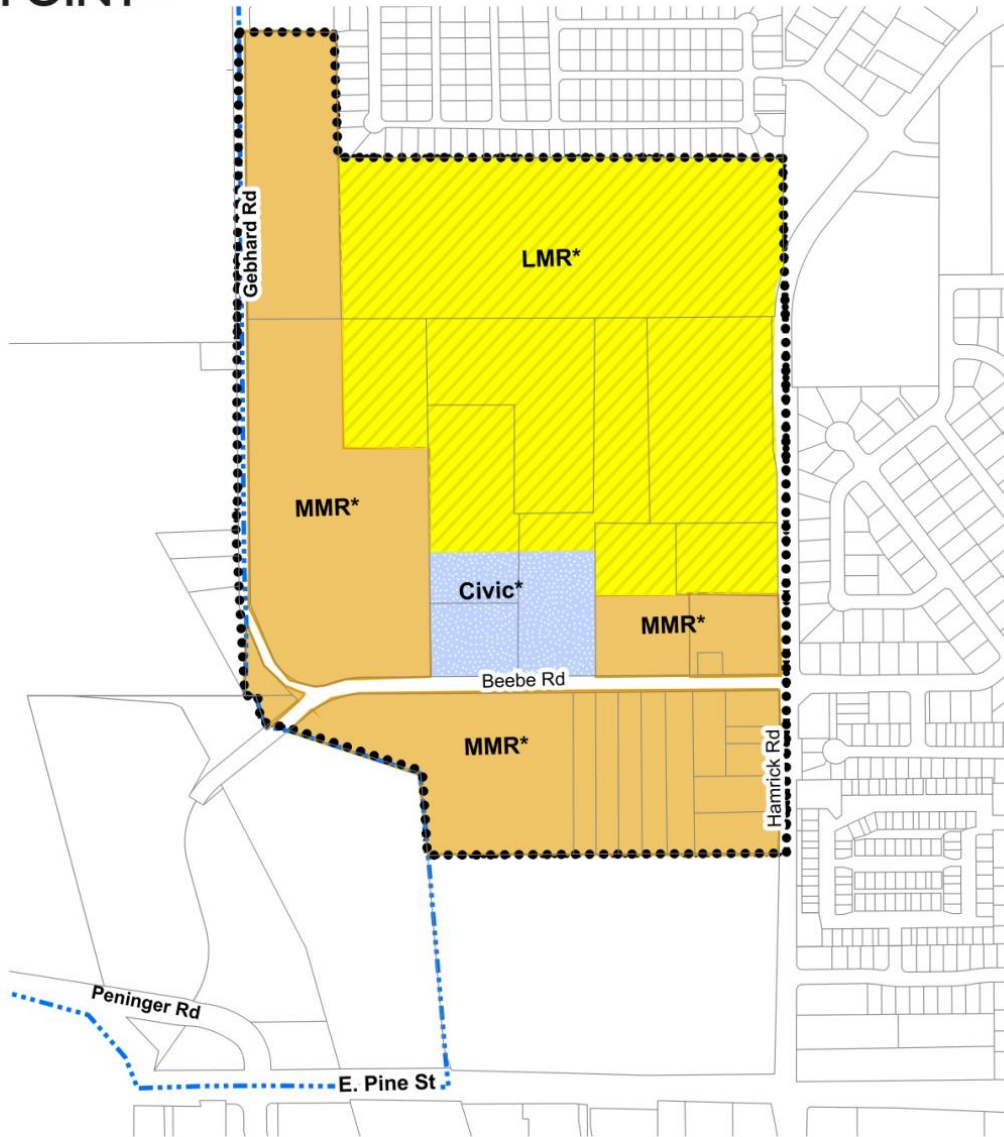
Mayor Hank Williams






ATTEST:

City Recorder



EXHIBIT "A" - ETOD Comprehensive Plan



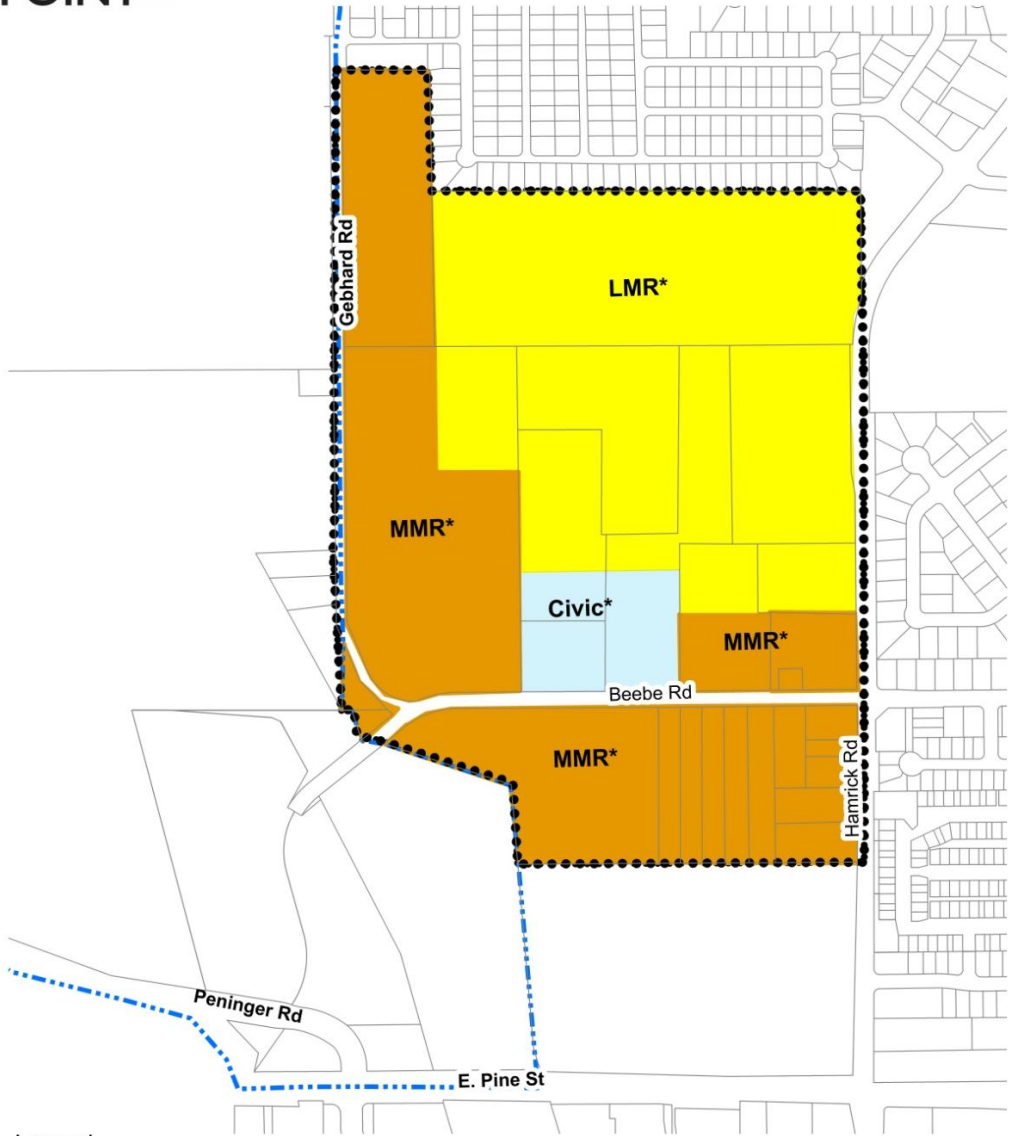
- Legend
-  ETOD
 -  Civic* (C)
 -  Medium Mix* (MMR)
 -  Urban Growth Boundary
 -  Low Mix* (LMR)

* All development within the ETOD subject to special conditions per CPMC Section 17.65.25(A), ETOD Trip Cap

**Eastside TOD District
Comprehensive Plan**



EXHIBIT "B" - ETOD ZONING MAP



Legend

- Study Area
- Civic
- Medium Mix Residential
- Urban Growth Boundary
- Low Mix Residential

* All development within the ETOD subject to special conditions per CPMC Section 17.65.25(A), ETOD Trip Cap

**Eastside TOD District
Zoning Map**

ATTACHMENT “C – ETOD Amendments to Sections 17.08, 17.65, 17.66, and 17.67”

Chapter 17.08 DEFINITIONS

17.08.010 Definitions, specific

“Development” The physical development of land, including, but not limited to partitions, subdivisions, building construction, and infrastructure improvements.

“Master Plan” A long-term written and illustrated plan, prepared in accordance with Section 17.66.020 (A)(1), providing overall guidance and instruction for the use and development of a specific geographic areas within TOD Districts or Corridors.

“Trip Cap” The maximum permitted average daily trip (ADT) capacity of a specified area. ADT shall be calculated using the latest edition of the Institute of Transportation Engineers (ITE) Manual, Fitted Curve Equation.

ATTACHMENT “C – ETOD Amendments to Sections 17.08, 17.65, 17.66, and 17.67”

Chapter 17.65 TOD DISTRICTS AND CORRIDORS

Sections:

- 17.65.010 Purpose.
- 17.65.020 Area of application.
- 17.65.25 Special Conditions
- 17.65.030 Conflict with other regulations.
- 17.65.040 Land use--TOD district.
- 17.65.050 Zoning regulations--TOD district.
- 17.65.060 Land use--TOD corridor.
- 17.65.070 Zoning regulations--TOD corridor.

17.65.010 Purpose.

The purpose of the Central Point transit oriented development (TOD) district is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.020 Area of application.

These regulations apply to the Central Point TOD districts and corridors. The boundaries of ~~these~~ two TOD districts and corridors areas are shown on the official city comprehensive plan and zoning maps.

- A. A development application within ~~the a~~ TOD district shall comply with the requirements of this chapter.
- B. At the discretion of the applicant, a development application within ~~the a~~ TOD corridor shall be subject to:

1. The normal base zone requirements as identified on the official zoning map and contained in this code; or
2. The TOD corridor requirements contained in this chapter. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.25 Special Conditions.

On occasion it may be necessary to impose interim development restrictions on certain TOD districts or corridors. Special conditions will be identified in this section for each TOD district or corridor.

- A. Eastside Transit Oriented Development District (ETOD) Trip Caps. Development within the ETOD shall be subject to the following schedule:

1. Development within the ETOD shall not cause the aggregated daily trips to exceed 6,100 ADT for the entire ETOD area. This trip cap shall be removed at such time as the City amends the TSP to incorporate ODOT's IAMP 33 projects, including a financial plan for interchange projects necessary to support the ETOD District; and

2. The Planning Director, or designee, shall maintain an accounting of all ADT for all proposed development applications within the ETOD. Projects that will exceed the trip cap shall not be approved.

B. Eastside Transit Oriented Development District (ETOD) Agricultural Mitigation. All development shall acknowledge the presence of active farm uses within the ETOD area by recording a Right-to-Farm Disclosure statement as a condition of final plat, transfer of property, or Site Plan and Architectural Review approval. The ETOD Agricultural Mitigation shall be removed at such time as the Urban Growth Boundary is incorporated and completely builds out.

17.65.30 Conflict with other Regulations

When there is a conflict between the provisions of this chapter and other requirements of this title, the provisions of this chapter shall govern. (Ord. 1815 Subsection 1(part), Exhibit. B(part), 2000)

17.65.040 Land use--TOD district.

Four special zone district categories are applied in the Central Point TOD ~~district~~corridor. The characteristics of these zoning districts are summarized in subsections A through D of this section.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type, however attached single-family, and lower density multifamily housing types are also allowed and encouraged.

2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed.

3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

2. GC--General Commercial. Commercial and industrial uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

C. C--Civic (TOD). Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district.

D. OS--Open Space (TOD). Because the density of development will generally be higher than other areas in the region, providing open space and recreation opportunities for the residents and employees in the TOD district becomes very important. This zone is intended to provide a variety of outdoor and recreation amenities. (Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.050 Zoning regulations--TOD district.

A. Permitted Uses. Permitted uses in Table 1 are shown with a "P." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 1 are shown with an "L." These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 1 are shown with a "C." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

D. Density. The allowable residential density and employment building floor area are specified in Table 2.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.

2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

- a. A maximum of one accessory unit is permitted per lot;
- b. The primary residence and/or the accessory unit on the lot must be owner-occupied;
- c. An accessory unit shall have a maximum floor area of eight hundred square feet;
- d. The applicable zoning standards in Table 2 shall be satisfied.

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Residential							
Dwelling, Single-Family							
Large and standard lot	P	L5	N	N	N	N	N
Zero lot line, detached	P	P	N	N	N	N	N
Attached row houses	P	P	P	C	N	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Accessory Units	P1	P1	P1	C	N	N	N
Boarding/Rooming House	N	C	C	N	N	N	N
Family Care							
Family day care	P	P	P	N	N	N	N
Day care group home	C	C	P	N	N	N	N
Adult day care	C	C	C	N	N	N	N
Home Occupation	P	P	P	P	N	N	N
Residential Facility	P	P	P	N	N	N	N
Residential Home	P	P	P	N	N	N	N
Senior Housing	N	P	P	L1	N	C	N
Commercial							
Entertainment	N	N	C	P	P	N	N
Professional Office	C	L3	L3, L4	P	P	P	N

Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	C	C	P	P	N	N
Repair-oriented	N	N	N	P	P	N	N
Drive-through facilities	N	N	N	P	P	N	N
Quick vehicle service	N	N	N	P	P	N	N
Vehicle sales, rental and repair	N	N	N	P	P	N	N
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N
Industrial							
Manufacturing	N	N	N	N	P	N	N
Industrial Service							
Light	N	N	N	N	P	N	N
Heavy	N	N	N	N	C	N	N
Wholesale Sales	N	N	N	N	P	N	N
Civic							
Community Services	C	C	C	N	N	P	C
Hospital	C	C	C	C	N	C	N
Public facilities	C	C	C	C	C	C	N
Religious assembly	C	C	C	C	N	P	N
Schools	C	C	C	N	N	P	L2
Utilities	C	C	C	C	C	C	C
Open Space							
Parks and Open Space	P	P	P	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

L5--Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in [Table 3 of this section](#).

a. Fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered.

b. Parking standards may be reduced when transit service is provided in the TOD district and TOD corridor and meets the following conditions:

i. Parking standards may be reduced up to twenty-five percent when transit service is provided in the TOD district and TOD corridor.

ii. Parking standards may be reduced up to fifty percent when transit service is provided in the TOD district and TOD corridor and when bus service includes fifteen-minute headways during the hours of seven to nine a.m. and four to six p.m.

c. Bicycle parking standards in [Chapter 17.64](#) shall not be reduced at any time.

d. Shared parking easements or agreements with adjacent property owners are encouraged to satisfy a portion of the parking requirements for a particular use where compatibility is shown. Parking requirements may be reduced by the city when reciprocal agreements of shared parking are recorded by adjacent users.

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net Acre (f)							
Maximum	12	32	NA	NA	NA	NA	NA
Minimum	6	14	30	NA	NA	NA	NA
Dimensional Standards							
Minimum Lot or Land Area/Unit							
Large single-family	5,000 SF	NA	NA	NA	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA	NA	NA	NA

Zero lot line detached	2,700 SF	2,700 SF	NA	NA	NA	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Multifamily and senior housing	2,000 SF	1,500 SF	1,000 SF	1,000 SF	NA	NA	NA
Average Minimum Lot or Land Area/Unit							
Large single-family	7,500 SF	NA	NA	NA	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA	NA	NA	NA
Attached row houses	2,500 SF	2,000 SF	1,500 SF	NA	NA	NA	NA
Multifamily and senior housing	2,500 SF	2,000 SF	1,500 SF	1,500 SF	NA	NA	NA
Minimum Lot Width							
Large single-family	50'	NA	NA	NA	NA	NA	NA
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Multifamily and senior housing	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth							
	50'	50'	50'	NA	NA	NA	NA
Building Setbacks							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	15'	5'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	5'/10'	5'/10'	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	15'	15'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%

Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of site area (h)	15% of site area	15% of site area	NA
Housing Mix							
Required housing types as listed under Residential in Table 1.	< 16 units in development: 1 housing type. 16--40 units in development: 2 housing types. > 40 units in development: 3 or more housing types (plus approved master plan)			NA	NA	NA	NA

Notes:

NA--Not applicable.

- (a) The five-foot minimum also applies to the perimeter of the attached unit development.
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations.
- (d) Ten feet behind front building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.
- (j) Rooftop gardens can be used to help meet this requirement.

Table 3	
TOD District and Corridor Parking Standards	
Use Categories	Minimum Required Parking
Residential	
Dwelling, Single-Family Large and standard lot Zero lot line, detached Attached row houses	2 spaces per unit.
Dwelling, Multifamily Plexes Apartments and condominiums	1.5 spaces per unit.
Dwelling, Accessory Unit	1 space per unit.
Boarding/Rooming House	1 space per accommodation, plus 1 space for every 2 employees.
Family Care Family day care	1 space for every 5 children or clients (minimum 1 space); plus 1 space for every 2 employees.

Day care group home Adult day care	
Home Occupation	Shall meet the parking requirement for the residence.
Residential Facility	1 space per unit.
Residential Home	1 space per unit.
Senior Housing	1 space per unit.
Commercial	
Entertainment	1 space per 250 square feet of floor area, except for theaters which shall provide 1 space per 4 seats.
Professional Office	1 space per 400 square feet of floor area.
Retail Sales and Service	
Sales-oriented	1 space per 500 square feet of floor area.
Personal service-oriented	1 space per 500 square feet of floor area.
Repair-oriented	1 space per 500 square feet of floor area.
Drive-through facilities	Parking as required by the primary use.
Quick vehicle service	1 space per 750 square feet of floor area.
Vehicle sales, rental and repair	1 space per 1,000 square feet of floor area.
Tourist Accommodations Motel/hotel Bed and breakfast inn	1 space per guest unit, plus 1 space for every 2 employees.
Industrial	
Manufacturing	1 space per employee of the largest shift.
Industrial Service Light Heavy	1 space per employee of the largest shift.
Wholesale Sales	1 space per employee of the largest shift.
Civic	
Community Services	Number to be determined as part of site plan or conditional use review.
Hospital	1 space per 500 square feet of floor area.
Public Facilities	Number to be determined as part of site plan or conditional use review.
Religious Assembly	1 space per 100 square feet of floor area for the main assembly area.
Schools	2 spaces per classroom.

Utilities	Number to be determined as part of site plan or conditional use review.
Open Space	
Parks and Open Space	Number to be determined as part of site plan or conditional use review.

(Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.070 Zoning regulations--TOD corridor.

A. Permitted Uses. Permitted uses in Table 4 are shown with a “P.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 4 are shown with an “L.” These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 4 are shown with a “C.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

D. Density. The allowable residential density and employment building floor area are specified in Table 5.

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 5.

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD zoning districts is shown in Table 5.
2. Accessory Units. Accessory units are allowed as indicated in Table 4. Accessory units shall meet the following standards:
 - a. A maximum of one accessory unit is permitted per lot.
 - b. The primary residence and/or the accessory unit on the lot must be owner-occupied.
 - c. An accessory unit shall have a maximum floor area of eight hundred square feet.
 - d. The applicable zoning standards in Table 5 shall be satisfied.

Table 4 TOD Corridor Land Uses				
Use Categories	Zoning Districts			
	LMR	MMR	EC	GC

Residential				
Dwelling, Single-Family				
Large and standard lot	P	L4	N	N
Zero lot line, detached	P	P	N	N
Attached row houses	P	P	N	N
Dwelling, Multifamily				
Multiplex, apartment	P	P	L1	L1
Accessory Units	P1	P1	C	N
Boarding/Rooming House	N	C	N	N
Family Care				
Family day care	P	P	N	N
Day care group home	C	C	N	N
Adult day care	C	C	N	N
Home Occupation	P	P	P	N
Residential Facility	P	P	N	N
Residential Home	P	P	N	N
Senior Housing	N	P	L1	N
Commercial				
Entertainment	N	N	P	P
Professional Office	C	L3	P	P
Retail Sales and Service				
Sales-oriented	C	L3	P	P
Personal service-oriented	C	C	P	P
Repair-oriented	N	N	P	P
Drive-through facilities	N	N	P	P
Quick vehicle service	N	N	P	P
Vehicle sales, rental and repair	N	N	N	P
Tourist Accommodations				
Motel/hotel	N	N	P	P
Bed and breakfast inn	C	C	P	P

Industrial				
Manufacturing	N	N	N	P
Industrial Service				
Light	N	N	N	P
Heavy	N	N	N	C
Wholesale Sales	N	N	N	P
Civic				
Community Services	C	C	N	N
Hospital	C	C	C	N
Public Facilities	C	C	C	C
Religious Assembly	C	C	C	N
Schools	C	C	N	N
Utilities	C	C	C	C
Open Space				
Parks and Open Space	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Ground floor business within a multifamily building. Maximum floor area of ten thousand square feet per tenant.

L4--Only permitted as a transition between adjacent lower density zones and/or when adjacent to an environmentally sensitive area.

Table 5 TOD Corridor Zoning Standards				
Standard	Zone Districts			
	LMR	MMR	EC	GC
Density--Units Per Net Acre (f)				
Maximum	12	32	NA	NA
Minimum	6	14	NA	NA
Dimensional Standards				
Minimum Lot Area or Land Area/Unit				
Large single-family	5,000 SF	NA	NA	NA

Standard single-family	3,000 SF	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA
Attached row houses	2,000 SF	1,500 SF	NA	NA
Multifamily and senior housing	2,000 SF	2,000 SF	1,000 SF	NA
Average Minimum Lot or Land Area/Unit				
Large single-family	7,500 SF	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA
Attached row houses	2,500 SF	2,000 SF	NA	NA
Multifamily and senior housing	2,000 SF	2,000 SF	1,000 SF	NA
Minimum Lot Width				
Large single-family	50'	NA	NA	NA
Standard single-family	50'	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA
Attached row houses	24'	22'	NA	NA
Multifamily and senior housing	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	NA	NA
Building Setbacks				
Front (min./max.)	10'/15'	10'/15'	0'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a) (c)	5' detached 0' attached (a) (c)	0' 10' (b)	0' 15' (b)
Corner (min./max.)	5'/10'	5'/10'	5'/10'	15'/30'
Rear	15'	15'	0' 10' (b)	0' 15' (b)
Garage Entrance	(d)	(d)	(e)	(e)

Maximum Building Height	35'	45'	60'	60'
Maximum Lot Coverage (g)	80%	80%	100%	85%
Minimum Landscaped Area (i)	20% of site area	20% of site area	0% of site area	15% of site area
Housing Mix				
Required housing types as listed under Residential in Table 3.	< 16 units in development: 1 housing type 16--40 units in development: 2 housing types > 40 units in development: 3 or more housing types (plus approved master plan).		NA	NA

NA--Not applicable

Notes:

- (a) The five-foot minimum also applies to the perimeter of the attached unit development.
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations.
- (d) Ten feet behind building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces, including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.

3. Parking Standards. Parking standards shall be as specified in Section 17.65.050(F)(3). (Ord. 1867 §5(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

ATTACHMENT “C – ETOD Amendments to Sections 17.08, 17.65, 17.66, and 17.67”

Chapter 17.66 APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR

Sections:

- 17.66.010 Purpose.
- 17.66.020 Applicability.
- 17.66.030 Application and review.
- 17.66.040 Parks and open spaces.
- 17.66.050 Application approval criteria.
- 17.66.060 Conditions of approval.
- 17.66.070 Approval expiration.

17.66.010 Purpose.

The purpose of the Central Point TOD (transit oriented development) district and corridor is to promote efficient land development, pedestrian/bike travel, and the increased use of transit as required by the Oregon Transportation Planning Rule. This chapter describes the review procedures to be followed for development proposed within the TOD district and corridor which are identified on the official city zoning map. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.020 Applicability.

These regulations apply to land within the Central Point TOD district. As provided in Section 17.65.020 of this code, these regulations may also apply to land within the Central Point TOD corridor. The boundaries of the district and corridor are shown on the official city zoning map. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.030 Application and review.

A. Application Types. There are four types of applications which are subject to review within the Central Point TOD district and corridor.

1. TOD District or Corridor Master Plan. Master plan approval shall be required for:

- a. Development or land division applications which involve more than ~~five~~ two or more acres of land ~~or forty dwelling units~~; or
- b. Modifications to a valid master plan approval which involve one or more of the following:
 - i. An increase in dwelling unit density which exceeds five percent of approved density;
 - ii. An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;

iii. ~~An increase in building height by more than twenty percent;~~

iv. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or

v. A modification of a condition imposed as part of the master plan approval.

2. Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~. The provisions of Chapter 17.72, Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~, shall apply to permitted and limited uses within the TOD district and corridor. For ~~development Site Plan and Architectural Review or land division~~ applications involving ~~more than five~~two or more acres of land ~~or forty dwelling units~~, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a ~~site plan, landscaping and construction plan application~~Site Plan and Architectural Review application.

3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.

4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.

B. Submittal Requirements. A master plan shall include the following elements:

i. Introduction. A written narrative describing:

a. Duration of the Master Plan

b. Site Location Map;

c. Land Use and minimum and maximum residential densities proposed;

d. Identification of other approved master plans within the project area (100 feet)

ii. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within 100 feet of the project site.

a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, agricultural irrigation

b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within 100 feet of the project perimeter and remedies for preservation of livability of adjacent land uses;

iii. Transportation and Circulation Plan. A Transportation Impact Analysis (TIA) identifying planned transportation facilities, services and networks to be provided

concurrently with the development of the master plan and addressing section 17.67.040 Circulation and Access Standards.

iv. Site Plan. A plan and narrative addressing section 17.67.050 Site Design Standards. The Site Plan

v. Recreation & Open Space Plan. A plan and narrative addressing section 17.67.060 Public Parks and Open Space Design Standards.

vi. Building Design Plan. A written narrative and illustrations addressing section 17.67.070 Building Design Standards.

±vii. Transit Plan. A plan identifying proposed, or future, transit facilities (if any).

viii. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.

Applications shall be submitted as required in Chapter 17.05 of this code. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.040 Parks and open spaces.

Common park and open space shall be provided for all residential development within a TOD district or corridor as per Section 17.67.060. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.050 Application approval criteria.

A. TOD District or Corridor Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. Sections 17.65.040 and 17.65.050, relating to the TOD district;
2. Sections 17.65.060 and 17.65.070, relating to the TOD corridor;
3. Chapter 17.67, Design Standards--TOD District and TOD Corridor;
4. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 through 17.65.070;
5. Section 17.65.050, Table 3 TOD District and Corridor Parking Standards and Chapter 17.64, Off-Street Parking and Loading;
6. Chapter 17.70, Historic Preservation Overlay Zone; and
7. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.

B. Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~. A ~~site plan, landscaping and construction plan~~Site Plan and Architectural Review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Chapter 17.72, Site Plan, ~~Landscaping and Construction Plan and Architectural Review Approval~~, shall be satisfied; and

2. The proposed improvements comply with the approved TOD district or corridor master plan for the property, if required; and

3. Chapter 17.67, Design Standards--TOD district and TOD corridor.

C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

1. The provisions of Title 16--Subdivisions; and

2. The proposed land division complies with the approved TOD district or corridor master plan for the property, if required; and

3. Chapter 17.67, Design Standards--TOD district and TOD corridor.

D. Conditional Use.

1. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

a. The provisions of Chapter 17.76, Conditional Use Permits; and

b. The proposed conditional use complies with the approved TOD district or corridor master plan for the property, if required; and

c. Chapter 17.67, Design Standards--TOD District and TOD Corridor.

2. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in Section 17.66.050(A). (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.060 Conditions of approval.

The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied. (Ord. 1815 §1(part), Exh. B(part), 2000).

17.66.070 Approval expiration.

A. Application approvals granted according to the provisions of this chapter shall expire and become void one year from the date on which they were issued unless:

1. An application for extension is filed and approved subject to the requirements of Chapter 17.05; or

2. Building permits for the development have been issued and construction diligently pursued to initiate construction.

B. If the time limit for development expired and no extension has been granted, the application shall be void. (Ord. 1941 §5, 2010; Ord. 1815 §1(part), Exh. B(part), 2000).

ATTACHMENT “C – ETOD Amendments to Sections 17.08, 17.65, 17.66, and 17.67”

Chapter 17.67 DESIGN STANDARDS--TOD DISTRICT AND TOD CORRIDOR

Sections:

- 17.67.010 Purpose.
- 17.67.020 Area of application.
- 17.67.030 Conflict with other regulations.
- 17.67.040 Circulation and access standards.
- 17.67.050 Site design standards.
- 17.67.060 Public parks and open space design standards.
- 17.67.070 Building design standards.

17.67.040 Circulation and access standards.

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD district or corridor master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shown in Table 1 and Figure 1 shall apply for all development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.
2. Block perimeters shall not exceed ~~one-two~~ thousand ~~six hundred~~ feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed ~~five-six~~ hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:
 - a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;

- d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD district or corridor and existing local and minor collector streets.
8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.
- a. Except for specific accessway facilities identified in a TOD district or corridor master plan, the following accessway dimensional standards [set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction in Table 1 and Figure 1](#) shall apply for any development located within the TOD district and for development within the TOD corridor which is approved according to the provisions in Section 17.65.020 and Chapter 17.66.
 - b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:
 - i. Street furniture;
 - ii. Plantings;
 - iii. Distinctive paving;
 - iv. Drinking fountains; and
 - v. Sculpture.
 - c. Sidewalks adjacent to undeveloped parcels may be temporary.
 - d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked and with textured accent paving or painted stripes.
 - e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.
9. Public Off-Street Accessways.

a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. Off-street pedestrian accessways shall incorporate all of the following design criteria:

i. The applicable standards in [the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction Table 1 and Figure 1:](#)

ii. Minimum ten-foot vertical clearance;

iii. Minimum twenty-foot horizontal barrier clearance for pathway;

iv. Asphalt, concrete, gravel, or wood chip surface as approved by the City, with a compacted subgrade;

v. Nonskid boardwalks if wetland construction is necessary; and

vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.

c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

B. Parking Lot Driveways.

1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met.

a. The parking lot driveway is less than one hundred feet long;

b. The parking lot driveway serves one or two residential units; or

c. The parking lot driveway provides direct access to angled parking stalls.

2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.

3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.

4. Large driveways should use distinctive paving patterns.

C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:

1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;
2. Providing an attractive, convenient pedestrian accessway to building entrances;
3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
4. Integrating signage and lighting system which offers interest and safety for pedestrians;
5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping. (Ord. 1815 §1(part), Exh. C(part), 2000).

~~*—Editor's Note: Table 1, Design Standards, and Figure 1, Street Cross Sections, are on file in the planning department.~~

17.67.050 Site design standards. ~~The following standards and criteria shall be addressed in the master plan, land division, and/or site plan review process:~~

~~A. Respect for Existing Facilities and On-Site Features. Adjacent Off-Site Structures and Uses. 1.4. Adjustments should be made during land division and site design. All off-site structures, including septic systems, drain fields, and domestic wells (within 100 feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD district and as necessary to improve the overall relationship of a development or an individual building to the surrounding context.~~

~~2. Buildings should be clustered to preserve natural areas.~~

~~2. Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and more specifically, Section 420.10.02 Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.~~

B. Natural Features.

1. Buildings should be sited to preserve significant trees.

2. Buildings should be sited to avoid or lessen the impact of development on environmentally critical areas such as steep slopes, wetlands, and stream corridors.

3. Whenever possible, wetlands, groves, and natural areas should be maintained as public preserves and as open space opportunities in neighborhoods.

C. Topography.

1. Buildings and other site improvements should reflect, rather than obscure, natural topography.

2. Buildings and parking lots should be designed to fit into hillsides, for instance, reducing the need for grading and filling.

3. Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, similar treatment for the new structure should be considered.

D. Solar Orientation.

1. The building design, massing and orientation should enhance solar exposure for the project, taking advantage of the climate of Central Point for sun-tempered design.

2. Where possible, the main elevation should be facing within twenty-five degrees of due south.

3. In residential developments, the location of rooms should be considered in view of solar exposure, e.g., primary living spaces should be oriented south, but a west facing kitchen should be avoided as it may result in summer overheating.

4. Outdoor spaces should be strategically sited for solar access and the cooling summer winds.

5. Shadow impacts, particularly in winter, on adjacent buildings and outdoor spaces should be avoided.

E. Existing Buildings on the Site.

1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.

2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

F. New Prominent Structures.

1. Key public or civic buildings, such as community centers, churches, schools, libraries, post offices, and museums, should be placed in prominent locations, such as fronting on public

squares or where pedestrian street vistas terminate, in order to serve as landmarks and to symbolically reinforce their importance.

G. Views. The massing of individual buildings should be adjusted to preserve important views while benefiting new and existing occupants and surrounding neighborhoods.

H. Adjoining Uses and Adjacent Services.

1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.

2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.

3. All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.

4. Screening shall be provided for activities areas and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors, to avoid disturbing adjacent residents.

5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. The structure must have lighting both inside and out.

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.

2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.

3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or four-plexes.

4. New commercial buildings within fifty feet of existing low density residential development shall be no higher than forty-five feet.

5. Dwellings types in a TOD district or corridor shall be mixed to encourage interaction among people of varying backgrounds and income levels.

6. Zoning changes should occur mid-block, not at the street centerline to ensure that compatible building types face along streets and within neighborhoods. When dissimilar building types face each other across the street because the zoning change is at the street centerline or more infill housing is desired (for instance, duplexes across the street from single dwellings), design shall ensure similarity in massing, setback, and character.

7. Density should be increased incrementally, to buffer existing neighborhoods from incompatible building types or densities. Sequence density, generally, as follows: large lot single dwelling, small lot single dwelling, duplex, townhomes, courtyard multifamily apartments, large multifamily apartments, and mixed use buildings.

J. Parking.

1. Parking Lot Location.

a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.

b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.

c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:

1st. Accessways;

2nd. Streets that are nontransit streets;

3rd. Streets that are transit streets.

d. Parking lots and garages should not be located within twenty feet of a street corner.

2. Design.

a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.

b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be groundcover plants. The landscaping does not apply towards any perimeter or interior

parking lot landscaping requirements, but does count towards any overall site landscaping requirement.

c. In order to control dust and mud, all vehicle areas must be paved.

d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.

e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.

f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.

g. Parking should be located in lower or upper building levels or in less visible portions of site.

3. Additional Standards for LMR, MMR, and HMR Zones.

a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.

b. Where possible, alleys should be used to bring the vehicle access to the back of the site.

4. For parking structures, see Section 17.67.070(H).

K. Landscaping.

1. Perimeter Screening and Planting.

a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.

b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.

2. Parking Lot Landscaping and Screening.

a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.

i. Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.

ii. Live shrubs and ground cover plants shall be planted in the landscaped area.

- iii. Each tree shall be located in a four foot by four foot minimum planting area.
 - iv. Shrub and groundcover beds shall be three-feet wide minimum.
 - v. Trees and shrubs must be fully protected from potential damage by vehicles.
- b. Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:
- i. A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the parking lot;
 - ii. A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;
 - iii. A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen, or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.
- c. Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grill, mesh or lattice that obscure at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
- d. Parking Area Interior Landscaping.
- i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.
 - (A) Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred

square feet of landscaped area. Groundcover plants must completely cover the remainder of the landscaped area.

(B) Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a minimum dimension of three feet.

ii. Development Standards for Parking Area Interior Landscaping.

(A) All landscaping must comply with applicable standards. Trees and shrubs must be fully protected from potential damage by vehicles.

(B) Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.

(C) Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.

(D) Parking areas that are thirty feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.

4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.

Prohibited screening includes chainlink fencing with or without slats.

a. Acceptable screening includes:

i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure; or other approved materials complementary to adjacent buildings; or

ii. A six-foot solid hedge or other plant material screening as approved.

5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, tree well design, if applicable, and

irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.

L. Lighting.

1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.

a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.

b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.

c. Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.

2. Fixture Design in Public Rights-of-Way.

a. Pedestrian scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.

b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.

3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.

a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.

b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.

c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.

d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.

e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in the Central Point Sign Code, Chapter 15.24. The sign requirements in Chapter 15.24 shall govern in the TOD district and corridor with the exception of the following:

- a. The types of signs permitted shall be limited only to those signs described in this chapter.
- b. All signs in the TOD district and corridor shall comply with the design standards described in this chapter.
- c. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
- d. Signs that use images and icons to identify store uses and products are encouraged.
- e. Projecting signs located to address the pedestrian are encouraged.

2. Sign Requirements.

Sign Type	LMR, MMR, HMR (a), C, and OS Zones	EC and GC Zones
Freestanding		
Maximum Number	1	1
Height	4 feet.	20 feet.
Sign area per building face	16 square feet.	50 square feet.
Total sign area--all building faces	32 square feet.	100 square feet.
Location	At entry point(s) to housing complex or subdivision.	Outside of the public right-of-way.
Wall and Projecting		

Maximum Number	1	No limit.
Height	Lowest part at least 8 feet above underlying grade for projecting signs.	Lowest part at least 8 feet above underlying grade for projecting signs.
Sign area per building face	8 square feet.	1-1/2 square feet with a maximum of 50 square feet per sign.
Total sign area--all building faces	16 square feet.	.25 square feet per lineal foot of building perimeter.
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy.	Signs shall not project more than 4 feet from a building unless attached to a canopy.
Temporary		
Maximum Number	A maximum of 2 lawn signs are permitted. All other temporary signs are not permitted.	4
Height	3 feet maximum.	4 feet for freestanding signs and up to parapet or roof eaves for wall signs.
Sign area per face	6 square feet.	32 square feet.
Total sign area--all faces	24 square feet.	64 square feet.
Location	Outside of the street right-of-way.	Outside of the street right-of-way.
Time limit	120 days.	120 days.
Directional		
Maximum Number	1 sign per driveway.	2 signs per driveway.
Height	3 feet.	3 feet.
Sign area per building face	6 square feet.	6 square feet.
Total sign area--all building faces	24 square feet.	32 square feet.
Location	Adjacent to private driveway or sidewalk.	Adjacent to private driveway or sidewalk.
Total Sign Area Per Lot	8 square feet in LMR 32 square feet in MMR, HMR, C, and OS.	.25 square feet per lineal foot of building perimeter.
All sign faces		

Note:

* For ground floor commercial uses in HMR.

** For residential uses in HMR.

3. Sign materials.

a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.

b. Signs and supporting structural elements shall be constructed of metal or stone with wood or metal informational lettering. No plastics or synthetic material shall be allowed, except for projecting awning signs, which may be canvas or similar fabric.

c. Sign lettering shall be limited to sixteen inches maximum in height.

d. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. Internally illuminated signs are prohibited.

4. Prohibited Signs.

a. Internally-illuminated signs;

b. Roof signs;

c. Reader boards;

d. Sidewalk A-board signs;

e. Flashing signs;

f. Electronic message/image signs;

g. Bench signs;

h. Balloons or streamers;

i. Temporary commercial banners. (Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.060 Public parks and open space design standards.

A. General. Parks and open spaces shall be provided in the TOD districts and TOD corridors and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.

B. Parks and Open Space Location.

1. Parks and open spaces shall be located within walking distance of all those living, working, and shopping in TOD districts.
2. Parks and open spaces shall be easily and safely accessed by pedestrians and bicyclists.
3. For security purposes, parks and open spaces shall be visible from nearby residences, stores or offices.
4. Parks and open space shall be available for both passive and active use by people of all ages.
5. Parks and open space in predominantly residential neighborhoods shall be located so that windows from the living areas (kitchens, family rooms, living rooms but not bedrooms or bathrooms) of a minimum of four residences face onto it.

C. Parks and Open Space Amount and Size.

1. Common open spaces will vary in size depending on their function and location.
2. The total amount of common open space provided in a TOD district or corridor shall be adequate to meet the needs of those projected (at the time of build out) to live, work, shop, and recreate there.
3. All TOD projects requiring master plans shall be required to reserve, improve and/or establish parks and open space which, excluding schools and civic plazas, meet or exceed the following requirements:
 - a. For single-family detached and attached residences, including duplex units, townhouses and row houses: four hundred square feet for each dwelling.
 - b. For multifamily residences, including multistory apartments, garden apartments, and senior housing: six hundred square feet for each dwelling.
 - c. Nonresidential development: at least ten percent of the development's site area.

D. Parks and Open Space Design.

1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:
 - a. Benches or a seating wall;
 - b. Public art such as a statue;

- c. Water feature or decorative fountain;
- d. Children’s play structure including swing and slide;
- e. Gazebo or picnic shelter;
- f. Picnic tables with barbecue;
- g. Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball; or
- h. Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or
- i. Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.

2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children’s play structure on site.

3. For safety and security purposes, parks and open spaces shall be adequately illuminated. (Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.070 Building design standards.

A. General Design Requirements.

1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of “sustainable design” practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:

- a. Natural ventilation;
- b. Passive heating and cooling;
- c. Daylighting;
- d. Sun-shading devices for solar control;
- e. Water conservation;
- f. Appropriate use of building mass and materials; and
- g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S., Green Building Council’s LEED™ program be used to

identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council's website www.usgbc.org.)

2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.
3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.
4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.

B. Architectural Character.

1. General.

- a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.
- b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
- c. Attention should be paid to the following architectural elements:
 - i. Building forms and massing;
 - ii. Building height;
 - iii. Rooflines and parapet features;
 - iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);
 - v. Window size, orientation and detailing;
 - vi. Materials and color; and

vii. The building's relationship to the site, climate, topography and surrounding buildings.

2. Commercial and High Mix Residential.

a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.

b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.

c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.

C. Building Entries.

1. General.

a. The orientation of building entries shall:

i. Orient the primary entrance toward the street rather than the parking lot;

ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.

b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.

c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.

d. An exception to any part of the requirements of this section shall be allowed upon finding that:

i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or

ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).

2. Commercial and High Mix Residential.

a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.

b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.

i. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.

ii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.

iii. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

3. Residential.

a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.

b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.

i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.

ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.

- c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.
- d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.
- e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.
- f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than half-a-story in height, or six feet from grade, whichever is less.
- g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.

D. Building Facades.

1. General.

- a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.
- b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.
- c. Architectural detailing, such as but not limited to: trellis, long overhangs, deep inset windows; should be incorporated to provide sun-shading from the summer sun.
- d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.
- e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors.

Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.

f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.

g. All buildings, of any type, constructed within any TOD district or corridor, shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.

h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terracotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.

i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.

j. Ground-floor openings in parking structures, except at points of access, must be covered with grills, mesh or lattice that obscure at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).

k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.

l. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.

2. Commercial and High Mix Residential/Commercial.

a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.

- b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.
- c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.
- d. Ground floor windows shall meet the following criteria:
 - i. Darkly-tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
 - ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.
 - iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.
 - iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.
 - v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.

3. Residential.

- a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:
 - i. No more than forty percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling shall be an attached garage.
 - ii. When parking is provided in a garage attached to the primary structure and garage doors face the street the front of the garage should not take up more than 40 percent of the front facade in plan, and the garage should be set back at least ten feet from the front facade. If a porch is provided, the garage may be set back 10 feet from the front of the porch. In addition, garage doors that are part of the street-facing facade of a primary structure should not be more than square feet in area, and there should not be more than one garage door for 16 feet of building frontage.

iii. Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.

iv. For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.

v. Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.

vi. Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a sideyard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.

b. The facades of multifamily residences shall comply with the following standards:

i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.

ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.

iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

2. Residential.

a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.

b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.

c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.

d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.

i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.

b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.

2. Residential.

a. Lighting shall not draw inordinate attention to the building facade.

b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.

c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.

G. Service Zones.

1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.
2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.
3. The visual and acoustic impacts of these functions, along with all wall- or ground-mounted mechanical, electrical and communications equipment shall be out of view from adjacent properties and public pedestrian streets.
4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.
 - a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.

H. Parking Structures.

1. Parking garage exteriors should be designed to visually respect and integrate with adjacent buildings.
2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.
3. Residential parking structures must comply with the facade requirements for residential developments. (Ord. 1815 §1(part), Exh. C (part), 2000).

Ordinance

Public Hearing and First Reading R-2 Amendment



STAFF REPORT
March 28, 2013

AGENDA ITEM: File No. 13005

Consideration of proposed Central Point Municipal Code amendments to R-2, Residential Two-Family District, CPMC Section 17.24 to add design and development options. **Applicant: City of Central Point**

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The Planning Commission held a public hearing on February 5, 2013 and by Resolution No.790 is forwarding a favorable recommendation to the City Council to consider the proposed code amendments to the R-2 zoning district. The added language will provide an option for development of properties in this district. The R-2 zoning district is applied to several areas in Central Point. The primary uses in the R-2 zone are single family or duplex residential units. The residential purpose and the density standard of units per net acre in the R-2 zone is the same as the Transit Oriented Development Low Mix Residential (TOD-LMR) zoning districts.

The proposed text addition would allow an applicant the choice of using the TOD-LMR standards of Section 17.65 or the existing R-2 standards. The proposed text change to 17.24 reads as follows:

At the discretion of the applicant, a development application within the R-2 district shall be subject to:

1. The normal base zone requirements as identified in this chapter; or
2. The TOD LMR requirements as set forth in Chapter 17.65.

The choice affords site and design options that can be better suited to the neighborhood and the available market. The proposed choice will also provide existing R-2 lots and Padlots (§17.60.210) design and infill flexibility. This modification is complimentary to the policy direction of the use of mixed-use zoning as an alternative to conventional zoning.

One person, Mr. Ernest Mingus, spoke during the February 5, 2013 hearing and his questions concerning development standards were addressed to the extent that he had no objections to the proposal.

ATTACHMENTS:

Attachment A - R-2 Zoning District map

Attachment B - Chapter R-2, Residential Two-Family District

Attachment C - Planning Commission Resolution No. 790

Attachment D - Findings

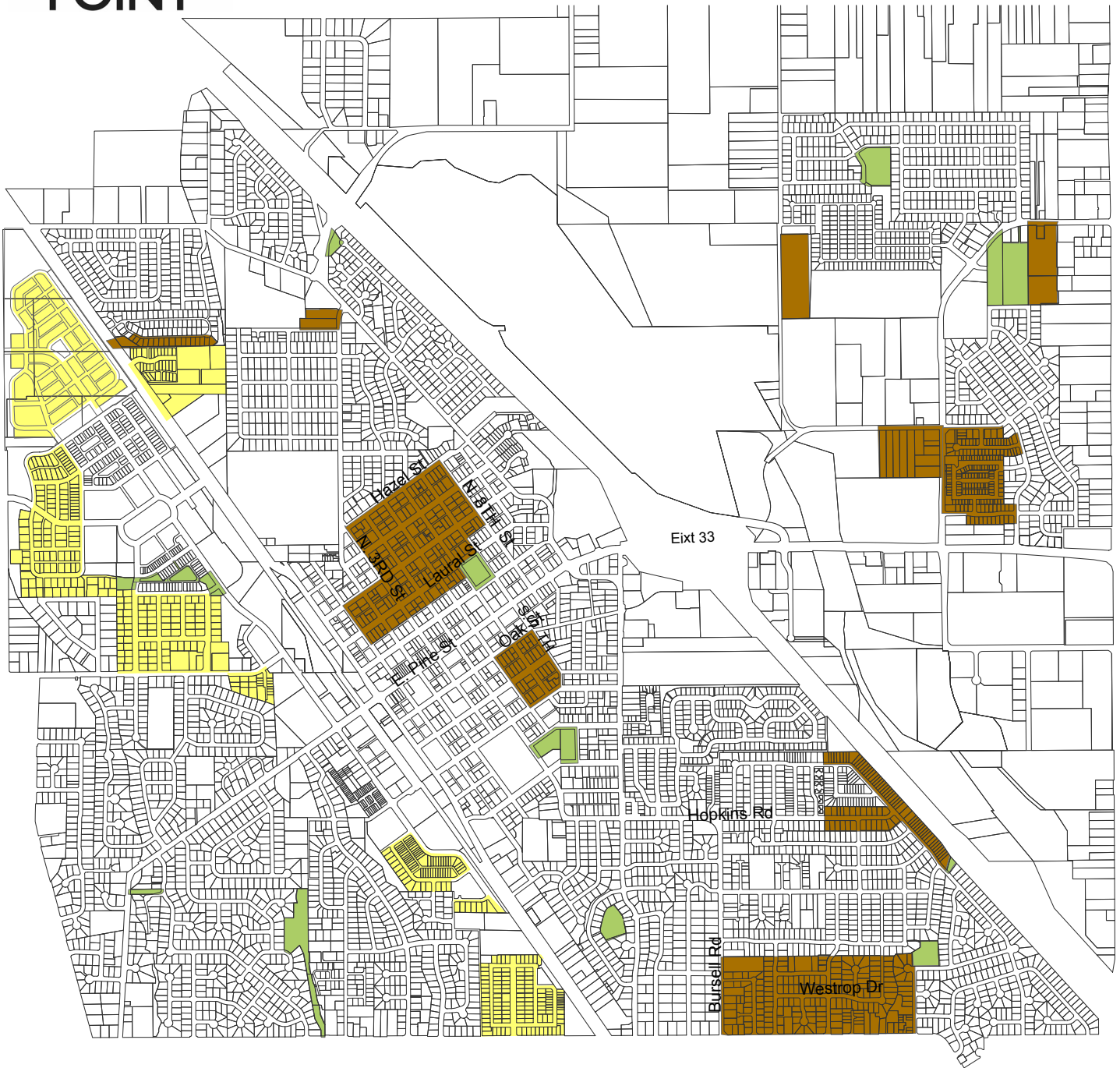
Attachment E - Ordinance No. _____

ACTION:

Approve and move to a second reading Ordinance No. _____, text amendments to the Central Point Municipal Code, Section 17.24 R-2, Residential Two-Family District, (File: 13005).

RECOMMENDATION:

Approve and move to a second reading Ordinance No. _____, as recommended by the Planning Commission.



Legend

Zoning District LMR R-2 Parks

Text Amendment File No. 13005

**R-2, RESIDENTIAL TWO-FAMILY DISTRICT
CPMC 17.24**

**Chapter 17.24
R-2, RESIDENTIAL TWO-FAMILY DISTRICT**

Sections:

- 17.24.010 Purpose.
- 17.24.020 Permitted uses.
- 17.24.030 Conditional uses.
- 17.24.040 Height regulations.
- 17.24.050 Area, width and yard requirements.
- 17.24.055 Density.
- 17.24.060 Lot coverage.
- 17.24.070 Special yards and distances between buildings.
- 17.24.080 Restrictions on additional dwelling units on a single lot.

17.24.010 Purpose.

The purpose of the R-2 district is to promote and encourage a suitable environment for family life at a slightly higher density than that permitted in the R-1 district, and also to provide opportunities for the development of lower cost duplex and attached dwellings. Where this district is applied to areas of existing single-family homes, the intent is to preserve the low density neighborhood character, promote continued home maintenance and rehabilitation, and allow replacement housing at slightly higher densities that is compatible with the overall character of the neighborhood. (Ord. 1436 §2(part), 1981).

17.24.020 Permitted uses.

The following uses and their accessory uses are permitted in the R-2 district:

A. One single-family dwelling;

B. Single-family manufactured home, as defined in Section 17.08.010, and subject to the following conditions:

1. The manufactured home shall be multisectional and enclose a space of not less than one thousand square feet,
2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade,
3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width,
4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential

dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city,

5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010,

6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area,

7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size requirements with which conventional single-family residential dwellings on the same lot would be required to comply;

C. One two-family dwelling;

D. Public schools, parochial schools, kindergartens, but not including business, dance, music, art, trade, technical or similar schools;

E. Churches and similar religious institutions;

F. Public parks and recreational facilities;

G. Developer's project office and sales office including mobile homes and trailers adapted to that purpose during construction of the project only;

H. Residential facilities, as that term is defined in Oregon Revised Statutes 197.660(1); provided, however, the city may require an applicant proposed to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS 192.496 to 192.530;

I. Residential homes;

J. Other uses not specified in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the R-2 district as provided in Section 17.60.140. (Ord. 1912(Exh.1), 2008; Ord. 1691 §1, 1993; Ord. 1684 §33, 1993; Ord. 1615 §31, 1989; Ord. 1436 §2(part), 1981).

K. At the discretion of the applicant, a development application within the R-2 district shall be subject to:

1. The normal base zone requirements as identified in this chapter; or

2. The TOD-LMR requirements as set forth in Chapter 17.65.

17.24.030 Conditional uses.

The following uses and their accessory uses are permitted in the R-2 district when authorized by the planning commission in accordance with Chapter 17.76:

- A. Rest homes, nursing homes and convalescent homes;
- B. Private recreational uses and facilities that are compatible with the residential neighborhood, but not including such intensive commercial uses as golf courses and driving ranges, race tracks, amusement parks and similar activities;
- C. Public and public utility buildings, structures and uses, but not including corporation, storage or repair yards, warehouses and similar uses;
- D. Service, fraternal and lodge organizations;
- E. Dwelling groups composed of single-family and/or duplex dwellings; provided, that there shall be at least three thousand square feet of lot area for each single-family detached dwelling and at least five thousand square feet for each duplex or attached dwelling;
- F. Mobile and manufactured home subdivisions;
- G. Planned unit developments in accordance with Chapter 17.68;
- H. Public and parochial early childhood development preschools, nursery schools or day care centers;
- I. The temporary placement of mobile homes on single lots for the purpose of providing full-time care for the infirm, subject to the provisions of Section 17.60.055. (Ord. 1684 §34, 1993; Ord. 1615 §32, 1989; Ord. 1551 §3, 1985; Ord. 1530 §1, 1984; Ord. 1436 §2(part), 1981).

17.24.040 Height regulations.

No building or structure shall exceed thirty-five feet in height in an R-2 district. (Ord. 1436 §2(part), 1981).

17.24.050 Area, width and yard requirements.

The following lot requirements shall be observed in the R-2 district:

- A. Lot Area. The lot area shall be a minimum of six thousand square feet with corner lots being a minimum of seven thousand square feet.
- B. Lot Width. The minimum width of a lot shall be sixty feet, with corner lots being a minimum of seventy feet in width.
- C. Lot Depth. No requirements.

D. Front Yard. The front yard shall be a minimum of twenty feet.

E. Side Yard. Side yards shall be a minimum of five feet per story. Side yards abutting a street shall be a minimum of ten feet; provided that, side yards abutting streets shall comply with the following:

1. Sight distance and clear vision area requirements set forth in the public works standards;
2. Special setback rules set forth in Section 17.60.090; and
3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.

F. Rear Yard. The rear yard shall be a minimum of ten feet.

G. Notwithstanding the yard requirements above and depending on the location of the lot, special setback requirements may apply as specified in Section 17.60.090. (Ord. 1738 §3, 1996; Ord. 1723 §3, 1995; Ord. 1615 §24, 1989; Ord. 1436 §2(part), 1981).

H. At the discretion of the applicant, a development application within the R-2 zoning district shall be subject to:

- 1. The normal base zone requirements as identified in this chapter; or**
- 2. The TOD-LMR requirements as set forth in Chapter 17.65.**

17.24.055 Density.

All development within the R-2 district shall comply with the following minimum and maximum density requirements:

A. Minimum density: six units per net acre; and

B. Maximum density: twelve units per net acre.

The term "net acre" is defined as the project area less all dedicated public areas. (Ord. 1912 §2, 2008).

17.24.060 Lot coverage.

The maximum permitted aggregate building coverage in an R-2 district shall be fifty percent of the lot area. (Ord. 1436 §2(part), 1981).

17.24.070 Special yards and distances between buildings.

A. The distance between any principal building and detached accessory building shall be a minimum of ten feet.

B. An inner court providing access to double-row dwelling group units shall be a minimum of twenty feet.

C. The distance between principal buildings on the same lot shall be a minimum of one-half the sum of the height of both buildings, and in no case shall the distance be less than twelve feet. (Ord. 1436 §2(part), 1981).

17.24.080 Restrictions on additional dwelling units on a single lot.

No additional dwelling units, as defined in this title, shall be constructed on a single lot upon which there is an existing dwelling unit or units, unless all of the requirements of this chapter are met, and:

A. Unoccupied and unobstructed access, designed and constructed in accordance with the Standard Specifications and Uniform Standard Details for Public Works Construction Manual, shall be provided from the street fronting the lot to the rear dwelling or dwellings on the lot; and

B. Primary access to each dwelling unit is not gained through an alley for either pedestrians or vehicles. (Ord. 1684 §35, 1993; Ord. 1615 §39, 1989; Ord. 1436 §2(part), 1981).

PLANNING COMMISSION RESOLUTION NO. 790

A RESOLUTION OF THE PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER AMENDMENTS TO MUNICIPAL CODE TITLE 17 SECTION 17.24, R-2, RESIDENTIAL TWO-FAMILY DISTRICT

(File No: 13005)

WHEREAS, on February 5, 2013 the Planning Commission of the City of Central Point, held a duly-noticed public hearing, at which time it reviewed the City staff report and heard public testimony on the proposed amendments to Section 17.24, R-2 Residential Two-Family District, and determined that the amendments as proposed were in the public interest and that the general welfare of the public will benefit by the proposed amendment; and

WHEREAS, after reviewing the requested proposal and considering public testimony it is the determination of the Planning Commission that the proposed amendments as set forth in Planning Department Staff Report (Exhibit "A") dated February 5, 2013 are minor adjustments that do not alter, or otherwise modify the uses and character of development and land use within the City of Central Point, and is therefore determined to be consistent with all of the goals, objectives, and policies of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the City of Central Point Planning Commission by Resolution No. 790 does hereby accept, and forward to the City Council a recommendation that the City Council favorably consider amending the City of Central Point Municipal Code as set forth in the attached Exhibit "A".

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2013.

Charles E. Robinson
Planning Commission Chair

ATTEST:

Didi Thomas
City Representative

Approved by me this 5th day of February, 2013.

Charles E. Robinson
Planning Commission Chair

Planning Commission Resolution No. 790 (2/5/2013)

**FINDINGS OF FACT
AND
CONCLUSIONS OF LAW
File No: 13005**

INTRODUCTION

The text amendment to Section 17.24, Residential Two-Family District, is language to provide an applicant the choice to develop utilizing the Transit Oriented Development Low Mix Residential (TOD-LMR) standards of Section 17.65 or the existing R-2 standards.

These findings are prepared in four (4) parts to address the statewide planning goals, the applicable elements of City's Comprehensive Plan, public facilities and the Transportation Planning Rule as required by CPMC 17.05.500 and 17.10.600.

PART 1 CPMC LEGISLATIVE AMENDMENT

17.10.200 Legislative amendments.

Legislative amendments are policy decisions made by city council. They are reviewed using the Type IV procedure in Section 17.05.500 and shall conform to the statewide planning goals, the Central Point comprehensive plan, the Central Point zoning ordinance and the transportation planning rule provisions in Section 17.10.600, as applicable.

Finding: The Central Point Planning Commission directed staff to prepare code amendments to add the choice of development standards for either the Transit Oriented Development Low Mix Residential (TOD-LMR) standards of Section 17.65 or the existing R-2 standards. The amendment is reviewed as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.

Conclusion: A text amendment is reviewed as a Type IV, Legislative decision.

17.05.500 Type IV procedure (legislative).

G. Decision-Making Criteria. The recommendation by the planning commission and the decision by the city council shall be based on the following factors:

- 1. Whether the request is consistent with the applicable statewide planning goals;*
- 2. Whether the request is consistent with the comprehensive plan; and*
- 3. If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

PART 2 STATEWIDE PLANNING GOALS:

17.05.500 G. 1. Whether the request is consistent with the applicable statewide planning goals;

GOAL 1. CITIZEN INVOLVEMENT - *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Finding, Goal 1: The proposed text amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing is scheduled for February 5, 2013 to review the proposed text amendment.

Conclusion, Goal 1: Consistent.

GOAL 2. LAND USE PLANNING - *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Finding Goal 2: Element I of the Central Point Comprehensive Plan addresses the Goal 2 requirement that plans and implementing ordinances be revised on a periodic cycle to take into account changing public policies, community attitudes and other circumstances; as such the proposed code amendment provides a process and policy framework as a basis for land use decisions.

Finding Goal 2: The proposed text amendment is in accordance with CPMC Section 17.10.200 and therefore does not modify or otherwise affect the City's planning process as set forth in the Comprehensive Plan. The proposed text amendment serves to provide unit type and design flexibility and is complimentary to the policy direction of the use of mixed-use zoning as an alternative to conventional zoning.

Conclusion Goal 2: Consistent.

Goal 3. AGRICULTURAL LANDS - *To preserve and maintain agricultural lands.*

Finding Goal 3: The proposed text amendment does not involve, or otherwise affect lands designated for agricultural use.

Conclusion Goal 3: Not applicable.

Goal 4. FOREST LANDS - *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Finding, Goal 4: The proposed text amendment does not involve, or otherwise affect lands designated for forest use.

Conclusion, Goal 4: Not applicable.

GOAL 5. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES - *To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding Goal 5: The proposed text amendment does not involve, or otherwise affect lands designated as natural, scenic, or historic resources.

Conclusion Goal 5: Not applicable.

GOAL 6 AIR, WATER, AND LAND RESOURCES QUALITY - *To maintain and improve the quality of the air, water and land resources of the state.*

Finding Goal 6: The proposed text amendment does not involve, or otherwise affect regulations managing the quality of air, water and land resources.

Conclusion Goal 6: Not applicable.

GOAL 7. AREAS SUBJECT TO NATURAL HAZARDS AND DISASTERS - *To protect people and property from natural hazards.*

Finding Goal 7: The proposed text amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards.

Conclusion Goal 7: Consistent.

GOAL 8. RECREATION NEEDS - *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding Goal 8: The proposed text amendment does not involve, or otherwise affect the City's provision of necessary recreational facilities.

Conclusion Goal 8: Not applicable.

GOAL 9. ECONOMY OF THE STATE – *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Finding Goal 9: The proposed text amendment does not alter the City's provision of adequate economic opportunities. The text amendment as a choice, affords design options that can be better suited to the neighborhood and the available market.

Conclusion Goal 9: Consistent.

GOAL 10. HOUSING - *To provide for the housing needs of citizens of the state.*

Finding Goal 10: Aside from providing a choice of existing and adopted development standards, the proposed text amendment does not involve, or otherwise affect regulations that address the City's housing needs.

Conclusion Goal 10: Consistent.

GOAL 11. PUBLIC FACILITIES AND SERVICES - *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

Finding Goal 11: The proposed text amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposed text amendment does not cause an increase in the demand for public facilities. Water service is available within the City.

Conclusion Goal 11: Consistent.

GOAL 12. TRANSPORTATION - *To provide and encourage a safe, convenient and economic transportation system.*

Finding Goal 12: The proposed text amendment does not involve, or otherwise affect the City of Central Point Transportation System Plan or modify CPMC Section 17.05.900, Traffic impact analysis.

Conclusion Goal 12: Consistent.

GOAL 13 ENERGY - *To conserve energy.*

Finding Goal 13: The proposed text amendment does not involve, or otherwise affect and development standards or regulations that address conservation of energy.

Conclusion Goal 13: Not applicable.

GOAL 14. URBANIZATION - *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

Finding Goal 14: The proposed text amendment does not involve, or otherwise affect, regulations addressing and regulating the transition from rural to urban lands.

Conclusion Goal 14: Not applicable.

GOAL 15. WILLAMETTE GREENWAY - *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

Finding Goal 15: The proposed text amendment does not involve, or otherwise affect the Willamette River or Willamette River Greenway.

Conclusion Goal 15: Not applicable.

GOAL 16. ESTUARINE RESOURCES - *To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.*

Finding Goal 16: The proposed text amendment does not involve, or otherwise affect estuaries and associated wetlands.

Conclusion Goal 16: Not applicable.

GOAL 17. COASTAL SHORELANDS - *To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.*

Finding Goal 17: The proposed text amendment does not involve, or otherwise affect coastal shorelands.

Conclusion Goal 17: Not applicable.

GOAL 18. BEACHES AND DUNES - *To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.*

Finding Goal 18: The proposed text amendment does not involve, or otherwise affect coastal beach or dune areas.

Conclusion Goal 18: Not applicable.

GOAL 19. OCEAN RESOURCES - *To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.*

Finding Goal 19: The City of Central Point is not adjacent to, or near the ocean. The proposed text amendment does not involve, or otherwise affect marine resources and marine ecological functions.

Conclusion Goal 19: Not applicable.

PART 3 CITY OF CENTRAL POINT COMPREHENSIVE PLAN

17.05.500 (G) (2)(m) *The request is consistent with the Central Point comprehensive plan;*

Finding: The amendment to Section 17.24 is consistent with CPMC and the comprehensive plan. This modification is complimentary to the policy direction of the use of mixed-use zoning as an alternative to conventional zoning.

Conclusion: Consistent

1. Transportation

Finding: The City of Central Point Transportation System Plan 2030 (TSP) replaces Chapter XI, Circulation/Transportation of the Comprehensive Plan. The TSP provides an inventory of the City's existing transportation system, including street standards. This element of the Comprehensive Plan addresses Statewide Planning Goal 12, Transportation.

Finding: The proposed text amendment retains the current residential unit density of a minimum of 6 units and maximum of 12 units per net acre, and as such, will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion: Consistent

PART 4 TRANSPORTATION PLANNING RULE

17.10.600 Transportation planning rule compliance.

Section 660-012-0060(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- a) Change the functional classification of an existing or planned transportation facility;*
- b) Change standards implementing a functional classification system; or*
- c) As measured at the end of the planning period identified in the adopted transportation system plan:*
 - (A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.*

Finding 660-012-0060(1)(a): The proposed text amendment serves to provide CPMC consistency, review process and measurable code standards. The proposed text amendment will not cause any changes to the functional classification of any existing or planned transportation facilities.

Conclusion 660-012-0060(1)(a): No significant affect.

Finding 660-012-0060(1)(b): The proposed text amendment serves to maintain the density standard of residential property consistent with the Comprehensive Plan. The proposed text amendment will not cause a change to standards implementing the City’s transportation system.

Conclusion 660-012-0060(1)(b): No significant affect.

Finding 660-012-0060(1)(c)(A): The proposed text amendment will not cause an increase in land uses that would result in levels of travel or access that would be

inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion 660-012-0060(1)(c)(A): No significant affect.

Finding 660-012-0060(1)(c)(B): The proposed text amendment will not cause a reduction in the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(B): No significant affect.

Finding 660-012-0060(1)(c)(C): The proposed text amendment will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(C): No significant affect.

Summary Conclusion: As proposed, the text amendment is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 17.24.020 and 17.24.050 OF THE CENTRAL POINT MUNICIPAL CODE, R-2, RESIDENTIAL TWO-FAMILY DISTRICT TO ADD THE DEVELOPMENT DESIGN OPTIONS OF THE TOD- LMR ZONING DISTRICT.

Recitals:

A Pursuant to the requirements set forth in CPMC Section 17.05 and 17.10, the City has conducted the following duly advertised public hearings to consider the proposed amendments:

- 1. Planning Commission hearing on February 5, 2013.
- 2. City Council hearing on March 28, 2013.

B. At the public hearing on March 28, 2013, the City Council reviewed the staff report, received the findings of the Central Point Planning Commission, and received public testimony from all interested persons. Based upon all of the information received, the City Council adopts the findings and conclusions set forth in the staff report dated March 28, 2013 and based upon the same, the City Council finds that there is sufficient public need and justification for the proposed text amendments.

C. The revisions to this ordinance are being made to provide site development and design options of the Transit Oriented Development (TOD) Low Mix Residential (LMR) Zoning District as provide in CPMC Section 17.65.

D. Words ~~lined through~~ in the following ordinance are to be deleted and words **in bold** are added.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section1. Section 17.24.020 of the Central Point Municipal Code is amended to read:

Chapter 17.24

R-2, RESIDENTIAL TWO-FAMILY DISTRICT

17.24.020 Permitted uses.

The following uses and their accessory uses are permitted in the R-2 district:

- A. One single-family dwelling;
- B. Single-family manufactured home, as defined in Section 17.08.010, and subject to the following conditions:
 - 1. The manufactured home shall be multisectional and enclose a space of not less than one thousand square feet,

2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade,
3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width,
4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city,
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010,
6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area,
7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size requirements with which conventional single-family residential dwellings on the same lot would be required to comply;

C. One two-family dwelling;

D. Public schools, parochial schools, kindergartens, but not including business, dance, music, art, trade, technical or similar schools;

E. Churches and similar religious institutions;

F. Public parks and recreational facilities;

G. Developer's project office and sales office including mobile homes and trailers adapted to that purpose during construction of the project only;

H. Residential facilities, as that term is defined in Oregon Revised Statutes 197.660(1); provided, however, the city may require an applicant proposed to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS 192.496 to 192.530;

I. Residential homes;

J. Other uses not specified in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the R-2 district as provided in Section 17.60.140. (Ord. 1912(Exh.1), 2008; Ord. 1691 §1, 1993; Ord. 1684 §33, 1993; Ord. 1615 §31, 1989; Ord. 1436 §2(part), 1981).

K. At the discretion of the applicant, a development application within the R-2 district shall be subject to:

- 1. The normal base zone requirements as identified in this chapter; or**
- 2. The TOD-LMR requirements as set forth in Chapter 17.65.**

Section 2. Section 17.24.050 of the Central Point Municipal Code is amended to read:

17.24.050 Area, width and yard requirements.

The following lot requirements shall be observed in the R-2 district:

A. Lot Area. The lot area shall be a minimum of six thousand square feet with corner lots being a minimum of seven thousand square feet.

B. Lot Width. The minimum width of a lot shall be sixty feet, with corner lots being a minimum of seventy feet in width.

C. Lot Depth. No requirements.

D. Front Yard. The front yard shall be a minimum of twenty feet.

E. Side Yard. Side yards shall be a minimum of five feet per story. Side yards abutting a street shall be a minimum of ten feet; provided that, side yards abutting streets shall comply with the following:

1. Sight distance and clear vision area requirements set forth in the public works standards;
2. Special setback rules set forth in Section 17.60.090; and
3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.

F. Rear Yard. The rear yard shall be a minimum of ten feet.

G. Notwithstanding the yard requirements above and depending on the location of the lot, special setback requirements may apply as specified in Section 17.60.090. (Ord. 1738 §3, 1996; Ord. 1723 §3, 1995; Ord. 1615 §24, 1989; Ord. 1436 §2(part), 1981).

H. At the discretion of the applicant, a development application within the R-2 zoning district shall be subject to:

- 1. The normal base zone requirements as identified in this chapter; or**
- 2. The TOD-LMR requirements as set forth in Chapter 17.65.**

17.24.055 Density.

Passed by the City Council and signed by me in authentication of its passage this _____ day of _____, 2013.

Mayor Hank Williams

ATTEST:

City Recorder

Resolution

Pfaff Restroom Rehabilitation Grant



STAFF REPORT

To: Parks and Recreation Commission
From: Jennifer Boardman, Manager, Parks and Recreation Department
Subject: State Parks Small Grant
Date: March 28, 2013

Purpose: The purpose of this report is to provide information on a grant opportunity that the Central Point Parks and Recreation Department will be pursuing in the coming year.

Background: With general funds being limited and SDC credits low due to slow construction over the past three years, grant support is a viable option for improvements to parks.

The current restroom at Pfaff is circa 1950 and very inadequate for the large events that are held in this park each year. Among these events are the Fourth of July Festival, Movies in the Park, school lunch distribution in the summer and spring class trips that involve 100 + students each reservation. In an effort to supplement general funds that are limited we are applying for a \$50,000 State Parks Small Grant this spring to assist in our efforts to renovate one of our most used parks.

Matching funds will come from three sources, facilities maintenance, parks general budget and available SDC credits. Matching funds required are \$20,000 or 40% of the requested grant amount.

Recommendation: The grant was approved by the Parks and Recreation Commission and forwarded to City Council for approval. Staff recommends that the City Council approve the request to apply for the \$50,000 State Parks Small Grant funding to assist in the renovation of the Pfaff restroom.

140 South Third Street • Central Point, OR 97502 • 541.664.3321 • Fax 541.664.4056

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN APPLICATION FOR A GRANT FROM THE LOCAL GOVERNMENT GRANT PROGRAM, DISTRUBTED BY THE OREGON PARKS AND RECREATION DEPARTMENT FOR THE REHABILITATION OF THE RESTROOM AT ROBERT PFAFF PARK .

RECITALS:

A. The Oregon parks and Recreation Department is accepting applications for the local Government Grant Program; and

B. The City of Central Point desires to participate in this grant program to the greatest extent possible as a means of providing needed park and recreation improvements; and

C. The Central Point City Council has identified improvements at Robert Pfaff Park as a high priority need in the City; and

D. The Parks and Recreation Department is committed to rehabilitating the Robert Pfaff Park Restroom so that it meets current building and Americans with Disability Act (ADA) standards and better serves the population of Central Point; and

E. The City of Central Point has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

F. The City of Central Point will provide adequate funding for on-going operations and maintenance of this park and recreation facility should the grant funds be awarded; and

The City of Central Point resolves: the support by the City Council for the submittal of a grant application to the Oregon Park and Recreation Department for the rehabilitation of the restroom at Robert Pfaff Park.

The City Manager is authorized and directed to act on the City's behalf in all matters pertaining to this application.

Passed by the Council and signed by me in authentication of its passage this ____ day of March, 2013.

Mayor Hank Williams

ATTEST:

City Recorder

Business

**North Front
Streetscape
Bid Award**



STAFF REPORT

DATE: MARCH 19, 2013
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: MATT SAMITORE, DIRECTOR

SUBJECT: North Front Streetscape

SUMMARY: The City received bids from five construction companies for the project. The engineer's estimate for the work was \$1,400,000. The low bid is from Knife River, Inc., in the amount of \$1,132,452.12. They are located in Central Point and have done many successful projects within the city.

RECOMMENDATION: Staff recommends City Council approve the low bid to Knife River, Inc.

Company	Bid in \$
Knife River	\$1,132,453.12
LaDuke Construcion	\$1,136,990.50
Kogap, Inc.	\$1,275,726.80
Ledford Construction	\$1,311,965.00
Big J Construction	\$1,347,431.00

Business

**2nd Street Structure
Update**



Parks & Public Works Department

MEMORANDUM

TO: CHRIS CLAYTON, CITY MANAGER
FROM: MATT SAMITORE
SUBJECT: 332 NORTH SECOND STREET
DATE: MARCH 20, 2013

Chris,

This morning, 3/20/2013, James Sollee and I met with Clyde and Sharon Olsen the owners of 332 North Second. They claim they never received the letter dated 1/28/2013 which details the council motion on their house being categorized as a derelict structure. At the meeting they detailed that the house still has quite a bit of family heirlooms and personal property within it. They have been waiting for spring and summer breaks respectfully to have their two teenage grandsons help them move the heavy items.

They currently are filling the trash weekly as they go through the house and have been doing weekly goodwill donations. They purchased new motion sensors yesterday and plan on getting them installed this week. They did recently also repair a hole in the side of the building and purchase a new door.

They plan on having a April or early May garage sale. After the sale the rest of the items will either go to one of the local auction houses, family members or donated to charity. They have a realtor picked out, but do not have an agreement currently.

I informed them that council wants to see who their realtor will be and their asking price and told them that we would need a full update as soon possible, but no later than April 11, 2013, so an update could be given to the Council at their regularly scheduled meeting. They again asked for leniency for medical reasons and to have time to have family remove the items.