

CITIZENS ADVISORY COMMITTEE MEETING AGENDA



January 14, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Approval of Minutes

A. Approval of November 12, 2024 minutes

40. Public Appearances

50. Business

A. Floodplain Management Text Amendments

B. Climate Friendly Area Comprehensive Plan and Zoning Ordinance Amendments

60. Discussion Items

70. Miscellaneous

80. Committee Member Reports

90. Adjournment

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CITIZEN'S ADVISORY COMMITTEE MEETING MINUTES

November 12, 2024 –
6:00:PM

MEETING CALLED TO ORDER AT 6:03 P.M.

I. ROLL CALL

Present: Kristy Painter (chair), Justin Idiart, Carrie Reed (virtually), Pam Allister (virtually), John Eaton and Kelly Akin were present

Also in attendance: Planning Director Stephanie Holtey, and Planning Secretary Karin Skelton

II. MINUTES

John Eaton made a motion to approve the April 9, 2024 minutes. Justin Idiart seconded. Minutes were approved.

III. CORRESPONDENCE

None

IV. PUBLIC

APPEARANCES None

V. BUSINESS

VI. DISCUSSION

A. Land Development Code Amendments

Planning Director Stephanie Powers gave an overview of the various amendments to the City's land development code. She explained the proposed amendments are an effort to provide clarity and standards for land use and development within the City. She stated the proposed changes would establish general provisions and clarify existing policies by providing clear and objective procedures, standards and approval criteria for land use applications. These would include annexations, adjustments and variances, conditional use permits, replats, property line adjustments, fences and home occupations.

The commissioners discussed the amendments, clarifying replats vs. partitions and fence setbacks.

Public Comments

Jennifer Kerrigan

Ms. Kerrigan stated she does not live within the City limits but both she and her husband have home businesses. She stated ten trips allowed per day was restrictive as there would be both personal and business-related trips/deliveries.

The Committee members discussed the changes and agreed to recommend a home business be allowed an average of 10 vehicle trips per day during a 5day period. Additionally they wanted to recommend that one off site employee be allowed for each home occupation business.

ADJOURNMENT

The foregoing minutes of the November 12, 2024 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting on January 14, 2025.

Kristy Painter, Chair

January 14, 2025

To: Citizen's Advisory Committee members

From: Justin Gindlesperger, Community Planner III

Re: Floodplain Management Text Amendments

Background

As a participating community in the National Floodplain Insurance Program (NFIP), Central Point must maintain consistency with FEMA floodplain development regulations. As a result of consultations between FEMA and the National Marine Fisheries Services (NMFS), and the release of a Biological Opinion and draft Environmental Impact Statement, the regulations for developing in the floodplain are changing. The new regulations are intended to protect endangered and threatened species from development currently permitted in the Special Flood Hazard Areas (SFHA). Communities that wish to remain in the NFIP (and continue to be eligible for flood insurance) are required to choose and implement new Pre-Compliance Implementation Measures (PICM) as part of the regulation changes to protect threatened and endangered species.

Proposed Changes

The proposed code amendments include updating CPMC 8.24, Flood Damage Protection, that include requirements for a "no net loss" approach to floodplain management. This approach addresses mitigation requirements that off-set potential negative impacts and requires applicants proposing development in the SFHA to complete a Habitat Assessment on a permit-by-permit basis. Changes to CPMC 8.24 include new definitions, floodplain development permit requirements, additional requirements for the Floodplain Administrator to ensure the new standards are met, and additional documentation and tracking requirements.

At the January 14 CAC meeting, staff will introduce the concepts and requirements of "no net loss" floodplain management, review the proposed text amendments and seek input and a recommendation to the City Council to approve, approve with changes or deny the proposed text amendments.

Attachments

- Draft Amendments to CPMC 8.24 (Mark-up)

CPMC 8.24 Flood Damage Prevention

8.24.010 Statutory Authorization.

The State of Oregon has in ORS 197.175 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the city ordains and sets out the provisions of this chapter.

8.24.030 Statement of Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money on costly flood damage and control projects;
- C. Preserve natural and beneficial floodplain functions.**
- ~~C.D.~~ Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- ~~D.E.~~ Minimize unnecessary disruption of commerce, access and public service during times of flood;
- ~~E.F.~~ Minimize damage to public facilities and utilities such as water, sanitary sewer, storm drain and gas mains; electric, telephone, and television cable lines; and streets, bridges, and other appurtenances which are located in areas of special flood hazard;
- ~~F.G.~~ Help maintain a stable tax base by providing for the sound use and development of flood-prone areas;
- ~~G.H.~~ Ensure that potential buyers are notified that property is in an area of special flood hazard;
- ~~H.I.~~ Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
- ~~I.J.~~ Manage the alteration of flood hazard areas, stream channels and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- ~~J.K.~~ Participate in and maintain eligibility for flood insurance and disaster relief.

8.24.040 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion;
- B. Require development that is vulnerable to floods, including structures and facilities necessary for the general health, safety and welfare of citizens, to be protected against flood damage at the time of initial construction;
- C. Control filling, grading, dredging and other development which may increase or modify flood damage or erosion;
- D. Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or that may increase flood hazards to other lands;
- E. Preserve and restore natural floodplains, stream channels and natural protective barriers which carry and store flood waters; and
- F. Coordinate with and supplement provisions of State of Oregon Specialty Codes Enforced by the State of Oregon Building Codes Division.

F-G. Employing a standard of “no net loss” of natural and beneficial floodplain functions such as flood storage capacity, water quality and riparian habitat.

8.24.050 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Accessory structure” means a structure on the same or adjacent parcel as a principal structure, the use of which is incidental and subordinate to the principal structure.

“Appeal” means a request for review of the floodplain administrator’s interpretation of provisions of this chapter.

“Area of shallow flooding” means a designated AO or AH zone on the flood insurance rate map (FIRM) with base flood depths ranging from one to three feet, and/or where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. AO zones are characterized as having sheet flow, and AH zones indicate ponding. For both AO and AH zones, adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

“Area of special flood hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR. Also known as the special flood hazard area (SFHA).

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year.

Commented [JPG1]: Add PICM definitions

“Base flood elevation (BFE)” means the water surface elevation to which floodwater is anticipated to rise during the base flood. The BFE is depicted on the flood insurance rate map (FIRM) to the nearest foot and in the flood insurance study (FIS) to the nearest tenth of a foot.

“Basement” means any area of a building having its floor subgrade (below ground level) on all sides.

“Below-grade crawlspace” means an enclosed area below the BFE in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed four feet at any point. Below-grade crawlspaces are allowed subject to the conditions found in FEMA Technical Bulletin 11-01 and in Section 8.24.250(E)(3).

“City” means the city of Central Point.

“Conditional letter of map revision (CLOMR)” means a formal review and comment by FEMA as to whether a proposed project complies with minimum National Flood Insurance Program (NFIP) floodplain management criteria. A CLOMR does not amend or revise effective flood insurance rate maps, flood boundary and floodway maps or flood insurance studies, nor does a CLOMR constitute a formal project approval by the city.

“Critical facility” or “essential facility” means a facility that is critical for the health and welfare of the population and is especially important following hazard events. “Critical facilities” or “essential facilities” include:

1. Hospitals and other medical facilities having surgery and emergency treatment areas;
2. Fire and police stations;
3. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;
4. Emergency vehicle shelters and garages;
5. Structures and equipment in emergency preparedness centers;
6. Standby power generating equipment for essential facilities; and
7. Structures and equipment in government communication centers and other facilities required for emergency response.

“Datum” means the vertical datum. The vertical datum is a base measurement point (or set of points) from which all elevations are determined. Historically, that common set of points has been the National Geodetic Vertical Datum of 1929 (NGVD 1929). The vertical datum currently adopted by the federal government as a basis for measure heights is the North American Vertical Datum of 1988 (NAVD 1988)

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations; or storage of equipment and materials located within the area of special flood hazard. Exemptions to the definition of development, for the purpose of administering this chapter, include:

1. Signs, markers, aids, etc., placed by a public agency to serve the public provided the encroachment in the special flood hazard area is no larger than a standard utility pole; and

2. Residential gardens; provided, that they do not result in unauthorized, substantial alteration of topography; and provided, that gardening methods do not include the use or application of pesticides, herbicides, fertilizers or other toxic materials.

“DFIRM” means digital flood insurance rate map. It depicts flood risk and zones and flood risk information. The DFIRM presents the flood risk information in a format suitable for electronic mapping applications.

“Elevated building” means, for insurance purposes, a nonbasement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

“Encroachment” means the advancement or infringement of uses, fill, excavation, buildings, permanent structures or other development into a floodway, which may impede or alter the flow capacity of a floodplain.

Essential Facility. See “Critical facility.”

“FEMA” means the Federal Emergency Management Agency.

“Fill” means the placement of any materials such as soil, gravel, crushed stone, or other materials that change the elevation of the floodplain. The placement of fill is considered “development.”

Fish Accessible Space means the volumetric space available in the floodplain for fish to access.

Fish Egress-able Space means the volumetric space available in the floodplain for fish to exit or leave.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood insurance rate map (FIRM)” means the official map of a community issued by FEMA delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

“Flood insurance study (FIS)” means the official report provided by FEMA evaluating flood hazards and containing flood profiles, regulatory floodway boundaries and water surface elevations of the base flood.

“Floodway” or “regulatory floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

“Functionally Dependent Use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

“Green Infrastructure” means the use of natural or human-made hydrologic features to manage water and provide environmental and community benefits. Green infrastructure uses management approaches and technologies that use, enhance, and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration, and reuse. At a large scale, it is an interconnected network of green space that conserves natural systems and provides assorted benefits to human populations. At a local scale, it manages stormwater by infiltrating it into the ground where it is generated using vegetation or porous surfaces, or by capturing it for later reuse. Green infrastructure practices can be used to achieve no net loss of pervious surface by creating infiltration of stormwater in an amount equal to or greater than the infiltration lost by the placement of new impervious surface.

“Habitat Assessment” means a study that reviews, and rates habitat quality and assesses the integrity of the aquatic or terrestrial system to support species. This assessment influences what permitting, and development activities can be approved for the region.

“Habitat Restoration Activities” means activities with the sole purpose of restoring habitats that have only temporary impacts and long-term benefits to habitat. Such projects cannot include ancillary structures such as a storage shed for maintenance equipment, must demonstrate that no rise in the BFE would occur as a result of the project and obtain a CLOMR and LOMR, and have obtained any other required permits (e.g., CWA Section 404 permit).

“Hazard Trees” means standing dead, dying, or diseased trees or ones with a structural defect that makes it likely to fail in whole or in part and that present a potential hazard to a structure.

“Highest Adjacent Grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means a structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the national register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or to a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

“Hydraulically Equivalent Elevation” means a location (e.g., a site where no net loss standards are implemented) that is approximately equivalent to another (e.g., the impacted site) relative to the same 100-year water surface elevation contour or base flood elevation. This may be estimated based on a point that is along the same approximate line perpendicular to the direction of flow.

“Hydrologically Connected” means the interconnection of groundwater and surface water such that they constitute one water supply and use of either results in an impact to both.

“Impervious Surface” means a surface that cannot be penetrated by water and thereby prevents infiltration and increases the amount and rate of surface water runoff, leading to erosion of stream banks, degradation of habitat, and increased sediment loads in streams. Such surfaces can accumulate large amounts of pollutants that are then “flushed” into local water bodies during storms and can also interfere with recharge of groundwater and the base flows to water bodies.

“Letter of map change (LOMC)” means an official FEMA determination by letter, to amend or revise effective flood insurance rate maps and flood insurance studies. LOMCs are issued in the following categories:

1. “Letter of map amendment (LOMA)” means a revision based on technical data showing that a property was inadvertently included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property or structure is not located in a special flood hazard area;
2. “Letter of map revision (LOMR)” means a revision based on technical data showing, due to human-made alterations, changes to flood zones, flood elevations, or floodplain and regulatory floodway delineations. One common type of LOMR, a LOMR-F, is a determination that a structure or parcel has been elevated by fill above the BFE and is excluded from the special flood hazard area.

“Low Impact Development” means an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. It employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Low Impact Development refers to designing and implementing practices that can be employed at the site level to control stormwater and help replicate the predevelopment hydrology of the site. Low impact development helps achieve no net loss of pervious surface by infiltrating stormwater in an amount equal to or greater than the infiltration lost by the placement of new impervious surface. LID is a subset of green infrastructure.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure (used solely for parking of vehicles, building access or storage) in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements found in Section 8.24.250(B)(2) and (3).

“Manufactured dwelling” or “manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a recreational vehicle.

“New construction” means structures for which the start of construction commenced on or after the effective date of the adopted flood damage prevention requirements codified in this chapter, including subsequent substantial improvements to the structure.

“NFIP” means National Flood Insurance Program.

“No Net Loss” means a standard where adverse impacts must be avoided or offset through adherence to certain requirements so that there is no net change in the function from the existing condition when a development application is submitted to the state, tribal, or local jurisdiction. The floodplain functions of floodplain storage, water quality, and vegetation must be maintained.

“Offsite” means mitigation occurring outside of the project area.

“Onsite” means mitigation occurring within the project area.

“Ordinary High Water Mark” means the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas.

“Qualified Professional” means a Natural Resource professional qualified to complete the technical tasks identified in these Guidelines, as demonstrated through attainment of one or more of the following credentials:

- 1) An advanced degree (Masters, PhD) in a Natural Resource related field, and 3 years relevant work experience;
- 2) Bachelor’s degree in in a Natural Resource related field, and 5 years relevant work experience;
- 3) An Associate degree or minimum 90 hours of college level credit in a Natural Resource related field, and 7 years relevant work experience; OR
- 4) 10 years relevant work experience.

Commented [JPG2]: Trigger for a qualified professional to perform habitat assessment?
Tie to level of review (Type I, Type II, ...)?

Commented [JPG3]: Can a surveyor perform the assessment?
w/in the assessment area but a ‘professional’ performs the actual assessmtn

“Reach” means a section of a stream or river along which similar hydrologic conditions exist, such as discharge, depth, area, and slope. It can also be the length of a stream or river (with varying conditions) between major tributaries or two stream gages, or a length of river for which the characteristics are well described by readings at a single stream gage.

“Reasonably safe from flooding” means development is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practical means, reasonably safe from flooding means that the lowest floor is at least two feet above Highest Adjacent Grade.

“Recreational vehicle” means a vehicle that is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Not primarily designed for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

“Riparian” means an area of, adjacent to, or living on, the bank of a river, lake, pond, or other water body.

“Silviculture” means the art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands.

“Start of construction” means the date the development permit (which includes development, public works and building permits) was issued, provided the actual start of construction, repair, reconstruction, placement or other substantial improvement was within one year of the permit issuance date. The actual start of construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation or blocks. Permanent construction does not include land preparation, such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations; the erection of temporary forms; or the installation of the property or accessory buildings (i.e., garages or sheds) not occupied as dwelling units or which are not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building, manufactured dwelling, a modular or temporary building, or liquid storage tank that is principally above ground.

“Substantial damage” means damage of any origin sustained by a structure on at least two separate occasions during a ten-year period whereby the cost of restoring the structure for which the cost of repairs to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any repair, construction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure within the course of a ten-year period either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include:

- a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
- b. Any alteration of a structure listed on the National Register of Historic Places or the Oregon State Inventory of Historic Places.

“Undeveloped Space” means the volume of flood capacity and fish-accessible/egress-able habitat from the existing ground to the Base Flood Elevation that is undeveloped. Any form of development including, but not limited to, the addition of fill, structures, concrete structures (vaults or tanks), pilings, levees and dikes, or any other development that reduces flood storage volume and fish accessible/egress-able habitat must achieve no net loss.

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Violation” means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without evidence of compliance, such as a FEMA elevation certificate, floodproofing certificate or other certification, is presumed to be in violation until such time as that documentation is provided.

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature in, on, through, or over which water flows at least periodically.

“Water surface elevation” means the height, in relation to a specified datum of floods of various magnitudes and frequencies in the floodplains of riverine areas.

8.24.060 Lands to which this chapter applies.

A. Applicability. This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city. All development within special flood hazard areas is subject to the terms of this chapter and other applicable regulations. Nothing in this chapter is intended to allow uses or structures that are otherwise prohibited by the zoning regulations or specialty codes.

B. Community Boundary Alterations. The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps

(FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.

8.24.130 Duties and responsibilities of the floodplain administrator.

Duties of the floodplain administrator shall include, but not be limited to, the following:

- A. Review all proposed development to determine whether it will be located in areas of special flood hazard or other flood-prone areas;
- B. Review applications for new development or modifications of any existing development located in areas of special flood hazard for compliance with the requirements of this chapter;
- C. Interpret flood hazard area boundaries, provide available flood hazard information, and provide BFEs where they exist;
- D. Review proposed development to assure that necessary permits have been obtained from government agencies from which approval is required by federal or state law. Copies of such permits shall be maintained on file;
- E. Review all development permit applications to determine if the proposed development is located in the regulatory floodway and, if so, ensure that the encroachment standards of Section 8.24.200 are met;
- F. When BFE data or floodway data have not been established pursuant to Section 8.24.070, then the floodplain administrator shall obtain, review and reasonably utilize any BFE and floodway data available from a federal, state or other authoritative source in order to administer the provisions of this chapter;
- G. When BFEs or other engineering data are not available from an authoritative source, the floodplain administrator shall require BFEs to be developed in accordance with Section 8.24.190(E) or take into account the flood hazards, to the extent they are known, to determine whether a proposed building site or subdivision will be reasonably safe from flooding;
- H. Where a determination is needed of the exact location of boundaries of the areas of special flood hazard, such as when there appears to be a conflict between a mapped boundary and actual field conditions, the floodplain administrator shall make the interpretation. Any person contesting the location of the boundary may appeal the determination subject to the process identified in Section 8.24.300;
- I. Issue floodplain development permits when the provisions of this chapter have been met, or deny the same in the event of noncompliance;

- J. Coordinate with the building official to assure that the applications for building permits comply with the requirements of this chapter;
- K. Obtain, verify and record the actual elevation, in relation to the vertical datum used on the effective FIRM, or highest adjacent grade where no BFE is available, of the lowest floor level, including basement of all new construction or substantially improved buildings and structures;
- L. Obtain, verify and record the actual elevation, in relation to the vertical datum used on the effective FIRM, or highest adjacent grade where no BFE is available, to which any new or substantially improved nonresidential buildings or structures have been floodproofed. When floodproofing criteria are utilized for a structure, the floodplain administrator shall obtain certification of design criteria from a registered professional engineer or architect;
- M. Ensure that all records pertaining to the provisions of this chapter are permanently maintained in the office of the floodplain administrator and are available for public inspection;
- N. Make periodic inspections of areas of special flood hazard to establish that development activities are being performed in compliance with this chapter, and to verify that existing buildings and structures maintain compliance with this chapter;
- O. Coordinate with the building official to inspect areas where buildings and structures in areas of special flood hazard have been damaged, regardless of the cause of damage, and notify owners that permits may be required prior to repair, rehabilitations, demolition, relocation or reconstruction of the building or structure; and
- P. Make substantial improvement and substantial damage determinations for all structures located in areas of special flood hazard; and
- P-Q. Review all permits to determine if the proposed development is in compliance with the no net loss standards in CPMC 8.24.040(G), ensure the proposed development does not reduce any flood storage capacity, water quality or riparian habitat, and is in compliance with the Endangered Species Act through the Habitat Assessment analysis.

8.24.140 Permit procedures.

Application for a floodplain development permit shall be made to the floodplain administrator on forms furnished by the administrator or designee prior to starting development activities. Specifically, the following information is required:

- A. Application Stage.
 - 1. Plans in duplicate, drawn to scale with elevations of the project area and the nature, location, dimensions of existing and proposed structures, earthen fill placement, storage of materials or equipment and drainage facilities;

2. Delineation of special flood hazard areas, regulatory floodway boundaries, including BFEs, or flood depth in AO or AH zones where available;
3. For all proposed structures, elevation in relation to the highest adjacent grade and BFE or flood depth in AO or AH zones, of the:
 - a. Lowest enclosed area, including crawlspace or basement floor;
 - b. Top of the proposed garage slab, if any; and
 - c. Next highest floor;
4. Locations and sizes of all flood openings in any proposed building;
5. Elevation to which any nonresidential structure will be floodproofed;
6. Certification from a registered professional engineer or architect that any proposed nonresidential floodproofed structure will meet the floodproofing criteria of the NFIP and specialty codes;
7. Description of the extent to which any watercourse will be altered or relocated as a result of a proposed development;
8. Proof that application has been made for necessary permits from other governmental agencies from which approval is required by federal or state law; ~~and~~
9. Copies of documentation associated with a CLOMR received from FEMA required pursuant to Section 8.24.170-; ~~and~~
- 9-10. [A Habitat Assessment analysis documentation that demonstrates compliance with No Net Loss standards for proposed development in accordance with the Floodplain Habitat Assessment and Mitigation Guidelines provided by the Federal Emergency Management Agency \(Regional Guidance for Oregon August 2024 or as amended\).](#)

B. Construction Stage.

1. For all new construction and substantial improvements, the permit holder shall provide to the floodplain administrator an as-built certification of the floor elevation or floodproofing level immediately after the lowest floor or floodproofing is placed and prior to further vertical construction;
2. Any deficiencies identified by the floodplain administrator shall be corrected by the permit holder immediately and prior to work proceeding. Failure to submit certification or failure to make the corrections shall be cause for the floodplain administrator to issue a stop-work order for the project.

C. Certificate of Occupancy.

1. In addition to the requirements of the building codes pertaining to certificate of occupancy, prior to the final inspection, the owner or authorized agent shall submit the following documentation that has been prepared and sealed by a registered surveyor or engineer for review and approval by the floodplain administrator:
 - a. For elevated buildings and structures in special flood hazard areas (A zones), a completed FEMA Elevation Certificate (FEMA Form 81-31) that includes the as-built elevation of the lowest floor, including basement or, where no BFE is available, the height above the highest adjacent grade of the lowest floor; and
 - b. For buildings and structures that have been floodproofed, a FEMA floodproofing certificate (FEMA Form 81-65) that includes the elevation to which the building or structure was floodproofed.
2. Failure to submit certification or failure to correct violations shall be cause for the floodplain administrator to withhold a certificate of occupancy until such deficiencies are corrected.

D. Expiration of Floodplain Development Permit.

1. A floodplain development permit shall expire one hundred eighty days after date of issuance unless the permitted activity has commenced as provided in the definition of “substantial improvement” in Section 8.24.050 and thereafter is pursued until completion;
2. The floodplain administrator or designee shall, upon written request by the applicant or authorized agent and payment of the required fee, grant a written one one-hundred-eighty-day extension of the approval period with the exception that projects with extenuating circumstances may be granted additional extensions as needed; and provided, that:
 - a. No changes are made to the original application as approved by the city;
 - b. There have been no changes in the code provisions on which the approval was based. In the case where the plan conflicts with a code provision, the extension shall be either:
 - i. Denied; or
 - ii. Re-reviewed at the discretion of the floodplain administrator or designee;
 - c. The extension request is made prior to the expiration date of the original approved plan; and
 - d. The application shall be void if the original application expires and no extension has been granted.

Commented [JPG4]: Requirements to determine compliance with PICM
Time frame, plans, etc...

8.24.200 Development in Regulatory Floodways.

Located within areas of special flood hazard established in Section 8.24.070 are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters, which carry debris, potential projectiles, and erosion potential, development will not normally be allowed within the floodway except when it can be demonstrated the following provisions are satisfied:

A. Except as provided in subsections E and F of this section, encroachments including fill, new construction, substantial improvements, and other development are prohibited unless certification by an Oregon registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge;

B. Provided that the conditions in subsection A of this section are met, the following additional provisions shall apply:

1. Floodplain development construction standards provided in Sections 8.24.250 and 8.24.260 are met;
2. Any fill allowed to be placed in the floodway shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and flood related erosion and scour;
3. No manufactured dwelling shall be placed in a floodway except in an existing mobile home park or an existing mobile home subdivision, as conditionally approved by the local administrator or designee in consideration of the conditions of Section 8.24.250(G);

C. The following activities are prohibited in the regulatory floodway:

1. Fences and walls as provided in Section 8.24.260(A)(1) and 17.57.030; and
2. Accessory structures as provided in Section 8.24.250(I);

D. In limited circumstances encroachments associated with functionally dependent uses (i.e., bridges, roads, culverts); historic structure reconstruction, restoration and rehabilitation; and stream restoration projects as provided in subsection F of this section and Section 8.24.270(B)(2)(f), that cause an increase to the BFE are allowed; provided, that the applicant demonstrate that no other alternative is available. In such circumstances, applicants shall obtain a CLOMR from FEMA before an encroachment, including fill, new construction, substantial improvement, and other development in the floodway, is permitted that will cause any increase in the BFE, unless the development causes a temporary encroachment and conditions in subsection E of this section and the floodplain development construction standards provided in Sections 8.24.250 and 8.24.260 are satisfied;

E. Temporary encroachments in the regulatory floodway for the purposes of capital improvement projects, including bridges and culverts, may be permitted if the encroachment results in an increase in flood levels during the occurrence of the base flood discharge, provided that a Conditional Letter of Map Revisions (CLOMR) is applied for and approved by the Federal Insurance Administrator, and the requirements for such revision as established under Volume 44 of the Code of Federal Regulations, section 65.12 are fulfilled. Temporary encroachments shall comply with all other applicable flood hazard reduction provisions of this chapter and may be permitted when:

1. The project is limited as to duration with the days and dates that the structure or other development will be in the regulatory floodway, as specified in the floodplain development permit;
2. Accessory structures (i.e., construction trailers) are restricted from the regulatory floodway;
3. The project limits placement of equipment and material in the regulatory floodway to that which is absolutely necessary for the purposes of the project. Justification that demonstrates compliance with this requirement will be documented by the applicant in the required floodplain development permit application submittal documentation;
4. The applicant identifies any insurable structures affected by temporary changes to the area of special flood hazard or BFE and notifies owners of any increased risk of flooding. Documentation demonstrating compliance with this provision shall be provided to the city as part of the floodplain development application; and
5. The project applicant is provided with written notification that they may be liable for any flood damages resulting from the temporary encroachment.

F. Projects for stream habitat restoration may be permitted in the floodway, provided:

1. The project qualifies for a Department of the Army, Portland District Regional General Permit for Stream Habitat Restoration (NWP-2007-1023);
2. The project does not result in a potential rise in the flood elevation;
3. A Conditional Letter of Map Amendment (CLOMR) is applied for and approved by the Federal Insurance Administrator for any rise in the base flood levels, and the requirements for such revision as established under Volume 44 of the Code of Federal Regulations, section 65.12 are fulfilled; and
4. An agreement to monitor the project, correct problems and ensure that flood carrying capacity remains unchanged is included as part of the local floodplain development approval

8.24.250 Floodplain Development Standards for Construction.

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
2. All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (refer to FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques and details).

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. Electrical, heating, ventilation, plumbing, air-conditioning, duct systems, and equipment and other service facilities shall be elevated at least one foot above the BFE.

- a. An exception is allowed for equipment and service facilities that are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding to the BFE. Utilities permitted below the BFE are those specifically designed to be located in areas of flooding and may include:
 - i. Electrical systems, equipment and components;
 - ii. Heating, ventilation, air conditioning;
 - iii. Plumbing, appliances, and plumbing fixtures;
 - iv. Duct systems; and
 - v. Other services facilities.
- b. In addition, electrical, heating, ventilation, plumbing, air conditioning, duct systems, and other equipment and services that are replaced as part of a substantial improvement shall meet all requirements of this section.

Refer to FEMA Technical Bulletin 02-08 for more information about the flood resistant materials requirement.

C. Structures Located in Multiple or Partial Flood Zones.

In coordination with the State of Oregon Specialty Codes:

- 1. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.
- 2. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.

D. Utilities.

- 1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- 2. New and replacement sanitary sewage systems shall be designed to mitigate or eliminate infiltration of flood waters into the system and discharge from the system into flood waters.
- 3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.
- 4. Storm drain systems shall be designed to adequately and completely drain all flood waters, when the flood levels diminish at the point of discharge. Discharge ends of storm drain systems shall be equipped with suitable devices which prevent the backflow of flood waters up through the storm drain collection and conveyance system.

Refer to FEMA Publication No. 348, "Protecting Building Utilities from Flood Damage" for more information about flood resistant utilities design and construction.

E. Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. Critical facilities constructed within the special flood hazard area shall have the lowest floor elevated three feet above the BFE or base depth, or to the height of the two-tenths percent (five-hundred-year) flood level, whichever is higher. Access to and from the critical facility shall be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances or priority organic pollutants as defined by the Oregon Department of Environmental Quality will not be displaced by or released into floodwaters.

F. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least one foot above the BFE or base depth; or, if no base depth is specified in an area of shallow flooding (flood zones AO and AH), shall be elevated at least two feet above the highest adjacent grade.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must be either certified by an Oregon registered professional engineer or architect and must meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided in accordance with the following additional requirements:

- i. Opening area must be located below the BFE to satisfy this requirement;
- ii. Openings must be at least three inches wide. This requirement applies to the hole in the wall, excluding any device that may be inserted such as a typical foundation air vent device, mesh screens and hardware cloth;
- iii. The bottom of all openings shall be no higher than twelve inches above the adjacent grade;
- iv. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.

3. Below-grade crawlspace foundations are allowed where BFE data are available; provided, that they conform to guidelines provided in FEMA Technical Bulletin 11, Crawlspace Construction for Structures Located in special flood hazard areas, building codes and the below-grade crawlspace provisions set forth in subsection J of this section.

G. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated at least one foot above the BFE or base depth; or, if no base depth is specified in an area of shallow flooding, shall be elevated at least two feet above grade; and together with attendant utility and sanitary facilities shall:

1. Be floodproofed so that structures below one foot above base flood level, as specified above, are watertight with walls impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by an Oregon registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans. Such written certifications shall be provided to the floodplain administrator or designee as set forth in Section 8.24.130(L); and
4. Nonresidential structures that are elevated and not floodproofed must meet the same standards for space below the lowest floor as described in subsections (E)(2) and (3) of this section.

H. Manufactured Dwellings. In addition to subsections A and B of this section, new, replacement and substantially improved manufactured dwellings are subject to the following standards:

1. Manufactured dwellings shall be elevated on a permanent foundation, such that the lowest floor of the manufactured home is elevated a minimum of eighteen inches above the BFE or depth number specified on the FIRM; or if no base depth is specified in an area of shallow flooding (flood zones AO and AH), shall be elevated at least two feet above the highest adjacent grade;
2. Manufactured dwellings supported on solid foundation walls with enclosed areas below the BFE are prohibited unless the foundation walls are designed to automatically equalize hydrostatic forces by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect, or meet or exceed the minimum criteria set forth in subsections (E)(2)(a)(i) through (iii) of this section;
3. The bottom of the longitudinal chassis frame beam in A zones shall be at least twelve inches above the BFE;
4. The manufactured dwelling shall be anchored to prevent flotation, collapse and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors; and
5. Electrical crossover connections shall be a minimum of twelve inches above the BFE.

Refer to FEMA's Manufactured Home Installation in Flood Hazard Areas guidebook for additional information

I. Recreational Vehicles. In all areas of Special Flood Hazard, Recreational Vehicles that are an allowed use or structure under the zoning ordinance must either:

1. Be placed on the site for fewer than one hundred eighty consecutive days;
2. Be fully licensed and ready for highway use; be on its wheels or jacking system; be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of subsection H of this section, Manufactured Dwellings, and including the elevation and anchoring requirements.

J. Accessory Structures. Relief from the elevation or dry floodproofing requirements for residential and non-residential structures in Riverine (Non-Coastal) flood zones may be granted for an accessory structure that meets the following standards:

1. In compliance with State of Oregon Specialty Codes, accessory structures on properties that are zoned residential are limited to one-story structures less than 200 square feet, or 400 square feet if the property is greater than two (2) acres in area and the proposed accessory structure will be located more than 20 feet from all property lines. Accessory structures on properties that are zoned as non-residential are limited in size to 120 square feet.
2. Be located and constructed to minimize flood damage;
3. Be designed so as to not impede flow of flood waters under base flood conditions;
4. Be prohibited in the regulatory floodway;
5. It shall not be used for human habitation and may be used solely for parking of vehicles or storage of items having low damage potential when submerged;
6. Toxic material, oil or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality shall not be stored in an accessory structure unless confined in a tank installed in compliance with this chapter;
7. Be constructed of flood resistant materials;
8. Be firmly anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood;
9. Have electrical service and/or mechanical equipment elevated or flood-proofed a minimum of one foot above the BFE as set forth in subsection (B)(3) of this section; and
10. Be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for complying with this requirement must be certified by a licensed professional engineer or architect or meet the minimum design criteria set forth in subsections (E)(2)(a)(i) through (iii) of this section.

8.24.270 Interpretations and Variances.

This section provides criteria and procedures for interpretations and variances to the application of provisions established in this chapter.

A. Interpretations. Requests for interpretation of the provisions of this chapter shall be made in writing to the floodplain administrator in accordance with the interpretation provisions set forth in Chapter 17.11.

1. It shall be the applicant's responsibility to provide sufficient scientific or technical documentation to support any appeals of the floodplain administrator's interpretation of this chapter filed in accordance with Section 17.11.200(E).

B. Variances. Exceptions to the standards and criteria of this chapter shall be made in writing to the floodplain administrator on the form provided by the city and include, at a minimum, the same information required for a floodplain development permit, a written explanation for the basis of the

variance request and any necessary documentation to show the variance is warranted and meets the criteria established in subsection (B)(2) of this section.

1. Procedural Requirements. Variances shall be subject to the procedural requirements set forth in Section 17.05.400 for a Type III (quasi-judicial) review procedure.

2. Variance Criteria. The city shall approve, approve with conditions, or deny an application for a variance based on the following criteria:

- a. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- b. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (B)(2)(i)(i) through (xi) have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. Variances shall only be issued upon a:
 - i. Showing of good and sufficient cause;
 - ii. Determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - iii. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create public nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- e. Variances may be issued for a functionally dependent use; provided, that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- f. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties, without regard to the procedures set forth in this section.
- g. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, or its inhabitants' economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- h. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria and otherwise complies with the building codes.

i. In passing upon such applications, the city shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter and the:

- i. Danger that materials may be swept onto other lands to the injury of others;
- ii. Danger to life and property due to flooding or erosion damage;
- iii. Susceptibility of the proposed facility and its contents to flood damage on the individual owner;
- iv. Importance of the services provided by the proposed facility to the community;
- v. Necessity to the facility of a waterfront location, where applicable;
- vi. Availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
- vii. Compatibility of the proposed use with existing and anticipated development;
- viii. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- ix. Safety of access to the property in times of flood for ordinary and emergency vehicles;
- x. Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- xi. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, as well as streets and bridges.

3. Variance Notification. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance and that such construction below the Base Flood Elevation increases risks to life and property. Such notification and a record of all variance actions, including justification shall be maintained in accordance with Section 17.05.400.

January 14, 2025

Item Summary

Consideration of a consolidated application to amend the Comprehensive Plan Land Use Element, Zoning Ordinance and Zoning Map to establish a Climate Friendly Area (CFA) Overlay consistent with the requirements of OAR 660-012-0300 through 0320. **Applicant:** city of Central Point.

Staff Source

Stephanie Powers, Planning Director

Background

The City is amending its Comprehensive Plan Land Use Element and Zoning Ordinance, including map changes to accomplish the following:

- Establish a Climate Friendly Area (CFA) Overlay;
- Amend the General Land Use Map (GLUP) land use designation on 27.6 acres from Medium Density Residential (MRes) to High Density Residential (HRes);
- Amend the Zoning Map to re-zone 27.6 acres from Low Mix Residential (LMR) to Medium Mix Residential (MMR) within the CFA Overlay area;
- Add a new CFA Overlay chapter and make various amendments to other chapters in Central Point Municipal Code (CPMC) Title 17, Zoning.

The proposed Comprehensive Plan and Zoning map and text amendments respond to amendments to Oregon Administrative Rule (OAR) 660-012-0300 through 0320, which require cities greater than 10,000 in population to establish at least one (1) Climate Friendly Area (CFA) that is subject to land use and transportation planning requirements that aim to create dense urban mixed-use centers where people can live, work and play without owning a car.

The City has assembled a consolidated application to designate the CFA. At the January 14, 2025 meeting, staff will review the proposed changes and request a recommendation from the Citizen's Advisory Committee.

Project Description

To establish and regulate the CFA consistent with state rules, the City is proposing the following amendments:

Amendment 1, Land Use Element

The proposed amendments to the Comprehensive Plan Land Use Element include both text and map changes to establish the CFA Overlay and modify general land use designations on the GLUP map as described above. The proposed amendments focus only on these two changes, which are provided in Attachment 1-3.

Amendment 2, Zoning Text

The proposed CFA is within the Transit Oriented Development (TOD) Overlay due to the fact existing regulations in the TOD already align with the CFA requirements. The CFA will remain subject to TOD standards with additional modifications through the proposed CFA overlay. The proposed updates also include minor changes to the TOD standards where clarification is needed citywide for all TOD zones. A summary of proposed changes is provided in the Table below with proposed changes in Attachments 4-7).

Item	Code Section	Intent
1	17.08.410(C)(2) and (3) TOD Residential Use Types	Add duplex definition and differentiate from multiplex and apartment multifamily uses within all TOD areas. Helps to implement middle housing rules for duplexes. See also Items 5 and 6.
2	17.08.410(6) TOD Residential Use Types	Update child care definitions to match state law in ORS 329A.440, including definitions for 'family child care homes' permitted up to 16 children in a dwelling and 'child care facilities' for all others. Applies within all TOD areas. See also Item 7.
3	17.08.410(F)(4) TOD Civic Uses	Expand religious institution definition to include typical accessory uses such as rectories, offices and cemeteries. Addresses specific needs of church within CFA as well as more consistent with typical zoning practice. Applies within all TOD areas.
4	17.08.410(F)(5) TOD Civic Uses	Expand school definition to include dormitories and staff housing as accessory uses. Addresses potential need of church within CFA. Applies within all TOD areas.
5	17.65.040(A) TOD Overlay Land Uses	Expanded residential zone descriptions to reference duplexes and to eliminate reference to single-family detached homes. See also Items 1 and 6.

Item	Code Section	Intent
6	17.65.050 Table 1 TOD Overlay Land Uses	Differentiate duplexes from multiplex, apartment uses, and allow in the same zones for policy-neutral change across the TOD. See also Items 1 and 5.
7	17.65.050 Table 1 TOD Overlay Land Uses	Using new child care categories, permit 'family child care home' in all residential and commercial zones, and 'child care facilities' in the GC and EC commercial zones, as required by ORS 329A.440. Also permit child care facilities in the C zone, where they may be accessory to another institution like a school or church or a stand-alone use. Applies within all TOD areas. See also Item 2.
8	17.65.050 Table 1, Note L1 TOD Overlay Land Uses	Note exception for affordable housing projects to be permitted outright in commercial zones according to ORS 197A.445, without a ground floor commercial use requirement. Applies within all TOD areas.
9	17.65.050 Table 2 TOD Overlay Dimensional Standards	Slightly increase minimum density for the MMR zone from 14 to 15 units per net acre. The increase implements the required minimum for the CFA, and Council directed the change to apply within all TOD areas because the change is relatively minor.
10	17.65.050 Table 2 TOD Overlay Dimensional Standards	Apply minimum lot sizes, average minimum lot sizes and minimum lot widths for new category of duplexes, based on comparable single-family or row house standards. Applies within all TOD areas for compliance with state middle housing requirements in ORS 197A.420(3). See also Items 1, 5 and 6.
11	17.65.050 Table 2, Note I TOD Overlay Dimensional Standards	Specify how to count duplexes for density calculations to ensure that maximum density standards do not preclude placing a duplex on the same size lot as a single-family detached dwelling, ensuring that duplexes are permitted on a one-for-one basis as a single-family home in the same zone. See also Items 1, 5, 6 and 10.
12	17.69.010 CFA Overlay Purpose	Describe purpose for new CFA overlay to create mixed-use areas served by multi-modal transportation.

Item	Code Section	Intent
13	17.69.020 CFA Overlay Area of Application	Apply CFA overlay to selected site, to be added to City maps.
14	17.69.030 CFA Overlay Relationship with Other Regulations	Explain that CFA standards apply in addition to other standards within code, especially the TOD standards, but that CFA standards apply in the event of a conflict.
15	17.69.040 CFA Overlay Land Uses	<p>Adjust uses allowed in the TOD zones to better meet the CFA standards, including additional permitted options:</p> <ul style="list-style-type: none"> • MMR areas north of Beebe Road: primarily residential, single-family detached allowed only as part of Master Plan. • MMR areas south of Beebe Road: allow full mix of residential, retail, office and civic uses. • HMR areas: allow full mix of residential, retail, office and civic uses. • EC areas: add row houses and civic uses to existing retail, office and apartments, limit drive throughs to a total of two facilities within the CFA, prohibit auto sales and repair uses. • C areas: allow residential, retail and office in addition to wider range of civic uses.
16	17.69.050 CFA Overlay Density	<p>Apply TOD densities with CFA exceptions to:</p> <ul style="list-style-type: none"> • Lift maximum density in MMR areas. • Apply a minimum density of 25 units/acre in the EC areas. • Apply a minimum density of 15 units/acre in the Civic areas.
17	17.69.060	Apply TOD standards for height, setbacks, lot sizes with CFA exceptions to:

Item	Code Section	Intent
	CFA Overlay Dimensional Standards	<ul style="list-style-type: none"> • Lift minimum and average minimum lot standards in areas zoned MMR and HMR, where their application would impose a maximum density contrary to CFA rules. • Apply a 5-15-ft maximum front setback within areas zoned EC, to bring buildings closer to the street for engagement and visibility. • Increase building height to 50 ft for areas zoned MMR or C.
18	17.69.070 CFA Overlay Development Standards	Apply TOD standards, with exception from housing mix standard to allow developments with apartments or row houses.
19	17.69.080 CFA Overlay Application Review Process	Apply the same TOD application review procedures, with exception that master plans are optional to ensure that residential and commercial CFA uses are permitted outright. Add option to use master plan if single-family detached dwellings are desired in the MMR areas north of Beebe Rd, requiring no more than 50% detached dwellings and an overall minimum density of 20 units/acre.
20	17.69.090 CFA Overlay Design Standards	<p>Apply (lengthy) TOD design standards, with exceptions for:</p> <ul style="list-style-type: none"> • Block lengths of 350-500-ft, rather than 600-ft TOD standard. • Simpler height transition standard for sites abutting existing single-family detached dwellings. • Drive-through facility design standards, including discretionary option for alternative design
21	17.75.039(H), Bicycle parking design standards	Add standards for parking for cargo/large bikes, including minimum number and alternative dimensions,

Item	Code Section	Intent
		and for secure facilities. Applies citywide to implement CFEC bike parking rules in OAR 660-012-0630.

Amendment 3, Zoning Map

The proposal includes amendments to the Zoning Map to designate the CFA Overlay and rezone lands zone LMR to MMR as described above (Attachments 8, 9).

Attachments

- Attachment 1 – Land Use Element (with Redline)
- Attachment 2 - Existing GLUP Map Designations for the CFA Area
- Attachment 3 – Proposed GLUP Map Designations for the CFA Area
- Attachment 4 – CPMC 17.08.410, TOD Definition Amendments
- Attachment 5 – CPMC 17.65, TOD Overlay Amendments
- Attachment 6 – CPMC 17.69, CFA Overlay (New Chapter)
- Attachment 7 – CPMC 17.75.039, Parking Design Amendments
- Attachment 8 – Existing Zoning Map Designations for the CFA Area
- Attachment 9 – Proposed Zoning Map Designations for the CFA Area
- Attachment 10 – Draft CAC Recommendation No. 2025-002

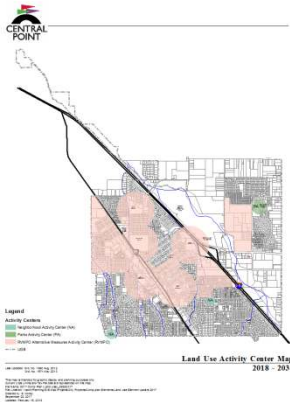
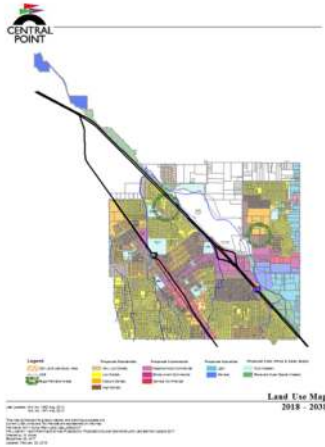
Action

Consider the proposed amendments to designate and regulate a CFA and make a recommendation to the City Council to 1) approve, 2) approve with revisions, or 3) deny them.

LAND USE ELEMENT

2018-2038

City of Central Point Comprehensive Plan



City Council

March 8, 2018

Final Draft

Ordinance No. 2043

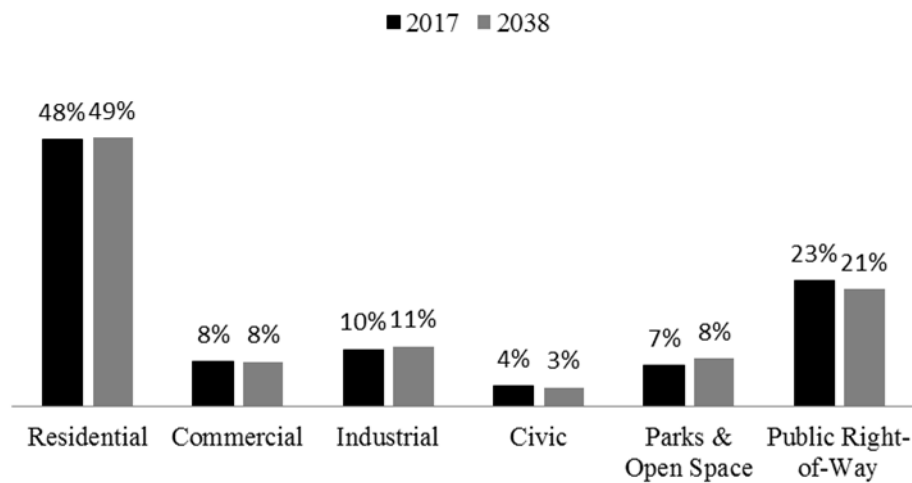
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1. Summary

The City’s urban area encompasses approximately 3,100 acres. Every parcel is assigned to one of six (6) primary land use classifications, which are supported by nine (9) secondary land use classifications, and four overlay districts, for a total of 19 land use classifications. The percentage distribution of land uses within the urban area is illustrated in Figure 1.1.

Figure 1.1. Land Use Distribution, 2017 vs. 2038



The Land Use Element relies on other Comprehensive Plan elements, such as the Population, Housing, Economic, Regional, and Parks and Recreation elements to determine the quantity and classification of land uses necessary to accommodate the City’s current and future projected population growth. Over the course of the 2018-38 planning period it is projected that the City will grow by 5,580 residents¹, generating a demand for 2,230 new housing units. To accommodate the expected population growth the City will need an additional 325 gross acres, distributed across all land use classifications. By 2038 the distribution of land uses (Figure 1.1) will be very similar to the City’s current distribution, signifying no major changes in land use policy. As in the past the Residential land use will continue to be the dominant land use, followed by Right-of-Way.

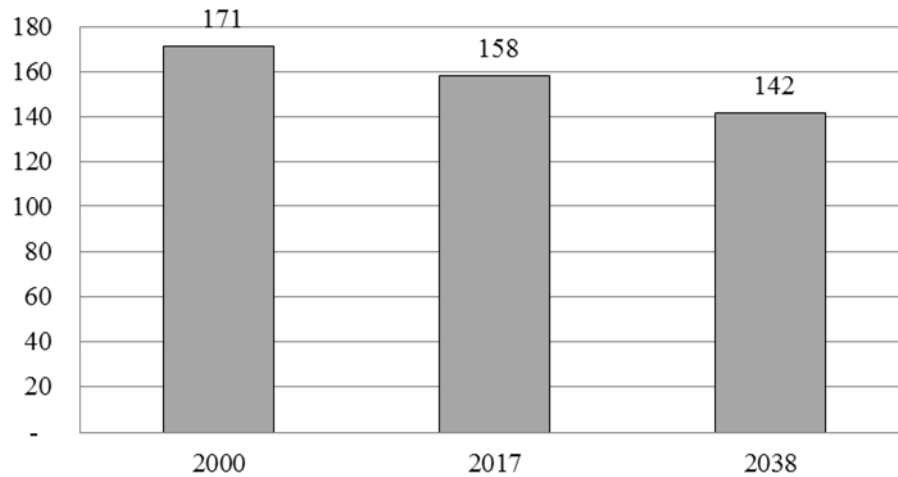
Another popular measure of land use is the ratio of acres per 1,000 residents. Unlike the percentage measurement the ratio of acres per 1,000 residents does address policy changes in the efficiency of land use. Figure 1.2 illustrates that in 2000² the developed was 171 acres per 1,000 residents. By 2017 the actual ratio was 158 acres per 1,000 residents. By 2038, based on current average minimum density policies, it is expected that the ratio will drop to 142 acres per 1,000 residents; the lower the ratio the more efficient the use of land. The adoption of a minimum residential density of 6.9 dwelling units per gross acre³ is the reason for the lower 2038 ratio.

¹ Based on Portland State University’s Interpolation Table for 2038 with the 2017 Certified Population as the base year.

² 1980 City of Central Point Land Use Element

³ City of Central Point Regional Plan Element, Section 4.1.5 Committed Residential Density

Figure 1.2. Developed Acres per 1,000 Population, 2000, 2017 and 2038



A unique aspect of the Land Use Element, and the more efficient use of land (particularly residential land), was the introduction in 2012 of the Regional Plan Element (Regional Plan). Adoption of the Regional Plan created eight urban reserve areas (URAs) and a series of Performance Indicators (PIs). The URAs address lands that are eligible for future inclusion into the UGB and annexation to the City, subject to compliance with need and applicable PIs. The most significant PIs that apply specifically to the Land Use Element are the creation of Concept Plans (both land use and transportation) for all URAs. In addition to land use the Concept Plans must address the minimum density standard PIs, and the need to provide for, and identify and monitor, the creation and development in, and of, Activity Centers (mixed-use/pedestrian friendly areas).

The Regional Plan Element requires the monitoring of residential and employment development within Activity Centers to assure that they meet minimums as initially established in 2009 Regional Transportation Plan. To monitor development activity in an Activity Center it is necessary to identify those centers. By definition the City has identified, within the current UGB, fourteen (14) activity centers, with the full expectation that additional activity centers will be added as the City's UGB expands unto the URAs.

Over the course of the twenty year planning period the only certainty in this Land Use Element is that it will change. Like all elements of the Comprehensive Plan the objective is to create a "living" plan; one that allows, and encourages adaptation to changing circumstances, but all the while maintaining the community's core values and vision.

2. Introduction

The primary purpose of the Land Use Element is to:

- Identify and map all land use classifications within the City's urban area (city limits and UGB); and

- Track activity through the Buildable Lands Inventory (BLI) for compliance with associated goals and policies identified in related Comprehensive Plan elements; i.e. the Housing Element, Economic Element, Parks and Recreation Element, Transportation System Plan, etc.

Simply stated the Land Use Element is responsible for managing and mapping the land use needs of the City as defined in other Comprehensive Plan elements.

The Land Use Element does not determine how much of a particular land use is needed. It only determines where that land use will be physically sited and how it will be managed to achieve the City’s comprehensive land use goals and policies, particularly those goals and policies from the Housing, Economic, Parks and Recreation, and Urbanization Elements. Currently (2018), the supporting elements of the City’s Comprehensive Plan identify a need to add approximately 280 vacant acres to its urban area.

The Land Use Element is comprised of two parts; the text (Text), and the Land Use Plan Map (Map).

- The Text component addresses the purpose and scope of each land use classification, including issues and land use distribution by acreage. The Text also contains the City’s goals and policies for the management of its land use system.

The current and actual use of land is maintained in the Buildable Lands Inventory (BLI), which tracks land usage over time. The BLI is an adjunct document to the Land Use Element. The BLI is maintained on a continual basis as applications for land development are received and acted on.

- The Map identifies the spatial distribution of all lands in the City’s urban area and designates each property with a specific land use classification. As previously noted the amount of land within each land use category is determined by other Comprehensive Plan elements.

In addition to the related Comprehensive Plan elements the Land Use Element is guided by the following four (4) documents:

2.1. Buildable Lands Inventory

The Buildable Lands Inventory (BLI) is an adjunct document to the Land Use Element. The BLI tracks all land use activity in the City’s urban area as changes to a property’s development status occurs. Annually, the BLI produces, among many other tables, the following tables tracking changes in land use:

- Percentage distribution by land use classification;
- Land use classification acres per 1,000 residents
- Changes in the vacant land inventory;
- Housing and employment in activity centers (mixed use/pedestrian friendly areas).

Monitoring of the BLI will determine the need and timing to add more land to the UGB per the needs assessment of such Comprehensive Plan Elements as Housing, Economic, Parks and Recreation, etc.

2.2. State Land Use Guidelines

The purpose of the State land use guidelines is *“To establish a land use policy framework and factual basis for all land use decisions and actions consistent with related elements of the Comprehensive Plan.”* The State’s land use program requires that all land use plans include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. The required information shall be contained in either the Land Use Element or in supporting documents.

The accomplishment of the above required information is delegated to the various elements of the City’s Comprehensive Plan. The Land Use Element is responsible for managing (goals and policies), and the mapping the land use needs of the City as prescribed in other Comprehensive Plan elements. Changes in the Land Use Element will be predicated on changes in related elements of the Comprehensive Plan.

2.3. Central Point Forward, A City Wide Strategic Plan

The City maintains a strategic plan, the purpose of which is to envision a preferred future for the City and to *“ . . . formulate a way to make this future happen through community teamwork and actions. It is a document that records what people think – the blueprint for positive change that defines the vision, goals and outcomes that must occur to realize the future.”*⁴ The community’s mission, vision and values as set forth in the Strategic Plan serve as the foundation of the Comprehensive Plan, including this Land Use Element. The guidance provided by the Strategic Plan that is carried forward in the Land Use Element is to maintain a *“ . . . small town commitment and feel that promotes community pride, safety, and friendliness”* and the value of planning for growth *“ . . . that will retain our small town atmosphere”*.

2.3.1. City Mission Statement

The City’s mission statement reads as follows:

“It is the mission of the City of Central Point to build and maintain a highly livable community by working in harmony and being a catalyst for partnership with all the members of the community, public and private.”

⁴ City of Central Point Strategic Plan, pp. 3, May 24, 2007, Resolution No.1143,

2.3.2. City Statement of Values

The Strategic Plan contains a set of five values as follows:

- **Growth:** *We value planned growth that will retain our small town atmosphere.*
 - *Managed Growth & Infrastructure, Goal 2 - Maintain City of Central Point's small town feel and family orientation even as we grow.*
- **Public Safety:** *We value a professional service oriented public safety policy that promotes a sense of safety and security in our city.*
- **Transportation:** *We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment.*
- **Community:** *We value a clean and attractive city with parks, open space and recreational opportunities.*
- **Service:** *We provide the highest level of service possible in the most efficient responsible manner.*

It is important that these values be repeatedly acknowledged and applied as the foundation for crafting the goals and policies in all elements of the Comprehensive Plan.

2.4. The Regional Plan Element

As previously noted the City's Comprehensive Plan elements must be consistent with any applicable regional plan. In 2012 the City adopted a Regional Plan Element⁵ establishing Urban Reserve Areas (URAs) sufficient to accommodate the City's growth needs to the year 2060. The City's Regional Plan Element was prepared in accordance with the County's Greater Bear Creek Valley Regional Plan.

The City's Regional Plan Element established eight (8) URAs, totaling 1,721 acres for future use as the City grows. Within the URAs land uses were assigned based on very broad categories; Residential, Aggregate, Resource, Open Space/Parks, and Employment. The Regional Plan Element does not spatially allocate the land use types within any URA, but it does require that Concept Plans⁶ be prepared and adopted prior to inclusion of a URA, or any part thereof, into the City's urban growth boundary (UGB)⁷. The Concept Plans are required to address performance indicators, regionally significant transportation corridors, how land uses will be spatially distributed, the encouragement of mixed use/pedestrian friendly areas⁸ (Activity Centers), and minimum residential density requirements. The Concept Plans, when approved, remain a part of the Regional Plan Element. At such time as lands within a URA are added to the UGB the concept plans will be further refined consistent with the level of land use descriptions consistent with the Land Use Element. At the time of inclusion in to the UGB they then become part of the Land Use Element. This Land Use Element does not address lands within the URA.

⁵ Regional Plan Element, City of Central Point Comprehensive Plan, Ordinance No. 1964, 8/9/2012

⁶ City of Central Point Regional Plan Element, Section 4.1 Performance Indicators

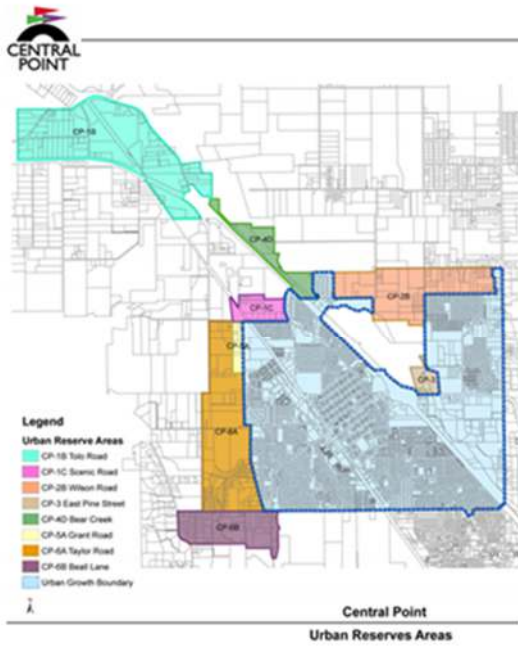
⁷ City of Central Point Regional Plan Element, Section 4.1.8 Conceptual Land Use Plans,

⁸ Regional Plan Element, Performance Indicators, 4.1.6 Mixed-Use/Pedestrian Friendly Areas

2.4.1. Direction of Growth

The long-term direction of growth for the City is best described in the Regional Plan Element and its accompanying Concept Plans. The Regional Plan Element established eight (8) urban reserve areas (Figure 2.1) into which the City will grow between now and 2060. These urban reserve areas (URAs) have been pre-approved for inclusion in the City’s urban growth boundary⁹, subject to demonstrated

Figure 2.1 UGB and URAs



land use need and the availability of necessary infrastructure.

As illustrated in Figure 2.1, any expansion of the UGB will be to the west and north. The City’s easterly and southerly UGB and URA boundaries about the City of Medford’s assigned jurisdictional areas, limiting the City’s ability for easterly or southerly expansion. As outlined in the Regional Plan Element most of the residential development (55%) will be directed to the west (CP-6A, CP-6B, and CP-5A), and to the north (CP-1C and CP-2B).

For industrial employment lands the primary direction of future growth will be to the far northerly urban reserve (CP-1B). This area is well served with multi-modal transportation infrastructure, i.e. I-5 and rail. Commercial development will be distributed throughout the URAs per the Regional Plan allocations and concept plans.

The relationship between the Regional Plan Element and the Land Use Element is timing. When the need is properly demonstrated then land within the URAs can be brought into the UGB. The timing of inclusion to the UGB will be a function of demonstrated need and the ability to develop to urban standards, and annex to the City in a timely manner.

2.5. Land Use and Urban Form

The Regional Plan introduces mandatory land use development criteria; a minimum density requirement, and a series of performance indicators (PIs). The increase in density, together with the PIs, will affect the City’s future urban form as lands in the URAs are brought into the UGB and annexed to the City. With the increase in density and the imposition of mandatory PIs, it is both timely and appropriate to introduce the basic elements of urban form, particularly as it applies to intensification of residential land uses, the creation of Activity Centers, and the physical relationship between differing land uses and transportation.

As used in this Land Use Element the term “urban form” refers the general pattern of use, building height and development intensity and the structural elements that define the City physically, such as natural features, transportation corridors, open space, public facilities, as well

⁹ ORS

as activity centers and other community focal elements. The introduction of urban form is not intended as *the* answer to good urban design, but it is intended to provide a basic awareness and a palette from which good urban form can evolve.

2.6. Performance Indicators

As previously noted the Regional Plan Element established performance indicators as a means to measure compliance with the objectives of the Regional Plan Element. There are eight (8) performance indicators that, via the Regional Plan Element, apply to the Land Use Element as the UB expands into the Regional Plan's URAs. The PIs are¹⁰:

2.6.1. Committed Residential Density

Land within a URA and land currently within an Urban Growth Boundary (UGB) but outside of the existing City Limit shall be built, at a minimum, to the residential density of 6.9 dwelling units per gross acre (2010-2035), and 7.9 dwelling units per gross acre (2036-2060). This requirement can be offset by increasing the residential density in the city limit.

Prior to annexation each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed density shall be met. This shall be made a condition of approval of a UGB amendment.

The Housing Element addresses the minimum density requirement and the assignment of residential lands by the appropriate residential land use classification necessary to meet the minimum density standard.

2.6.2. Mixed-Use/Pedestrian Friendly Areas

For land within a URA and for land currently within a UGB but outside of the existing City Limit, each city shall achieve the 2020 benchmark targets for the number of new dwelling units¹¹ and employment¹² to be located in mixed-use/pedestrian-friendly areas as identified in the 2009 Regional Transportation Plan (RTP) or most recently adopted RTP¹³. Beyond the year 2020, cities shall continue to achieve the 2020 benchmark targets, or if additional benchmark years are established, cities shall achieve the targets corresponding with the applicable benchmarks. Measurement and definition of qualified development shall be in accordance with adopted RTP methodology. The requirement is considered met if the city or the region overall is achieving the targets or minimum qualifications, whichever is greater. This requirement can be offset by increasing the percentage of dwelling units and/or employment in the City Limit.

To facilitate compliance with this performance indicator the Land Use Element, in Figure 2.1, identifies mixed-use/pedestrian-friendly areas (Activity Centers), and through the BLI tracks

¹⁰ Numbers in parenthesis (4.1.5 through 4.1.8.4) are the reference numbers in the Regional Plan

¹¹ Alternative Measure No.5 requires that 39% of all new residential dwelling units shall be located in mixed use/pedestrian-friendly areas.

¹² Alternative Measure No.6 requires that 48% of all new employment shall be located in mixed use/pedestrian-friendly areas.

¹³ RVMPO Alternative Measures Activity Centers, 2017

population and employment development within these Activity Centers. It is also anticipated that as the City expands into the URA additional Activity Centers will be added per approved Conceptual Land Use Plans.

2.6.3. Conceptual Transportation Plan

Conceptual transportation plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URA's can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA, or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.

The conceptual transportation plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the region (including intercity and intercity, if applicable).

The Land Use Plan Element includes the street classification system for all streets within the City's urban area. As the City's UGB is expanded the Land Use Map must be amended to be consistent with the conceptual transportation plan for the appropriate URA.

2.6.4. Conceptual Land Use Plan

A proposal for UGB amendments into a designated URA shall include a Conceptual Land Use Plan prepared by the City in collaboration with Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

2.6.5. Target Residential Density

The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential density in section 2.6.1 above will be met at full build-out of the area added to the UGB amendment.

2.6.6. Land Use Distribution

The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designated land which was determined by the Resource Lands Review committee to be commercial agricultural land as part of a URA, which applies the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, and CP-2B.

2.6.7. Transportation Infrastructure

The Conceptual Land Use Plan shall include the transportation infrastructure required in section 2.6.3 above.

2.6.8. Mixed-Use/Pedestrian Friendly Areas (Activity Centers)

The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of section 2.6.2 above will be met at full build-out of the area added to the UGB amendment.

2.6.8.1. Activity Centers

An important consideration related to urban form and the Regional Plan's Performance Indicators is the concept of activity centers. As used in this Land Use Element the term "activity center" is interchangeable with the term Transit-Oriented/Mixed-Use Pedestrian-Friendly areas. Both terms represent the development of a place(s) that encourages higher density mixed-use environments that are neighborhood oriented and designed to increase the convenience of walking, bicycling, and transit. Activity Centers are illustrated in the RVMPO's Alternative Measures Activity Centers' map (Figure 2.1). The concept of activity centers is a key component to the City's success in the retention and creation of neighborhoods and community identity necessary to support the City's small town atmosphere¹⁴, and ultimately creates an environment that supports transit use.

As used in the Land Use Element there are two types of activity centers; the activity centers that serves a residential neighborhood; and activity centers that serve the broader community's retail and service needs. As used in the Land Use Element activity centers are described as:

- Areas of development that contribute to achieving mixed-use, pedestrian friendly development, that is vertically or horizontally supports mixed-use;
- Neighborhood commercial/employment centers;
- Parks and schools; and
- Downtown areas/central business district.

Benefits of activity centers include:^{[3][4]}

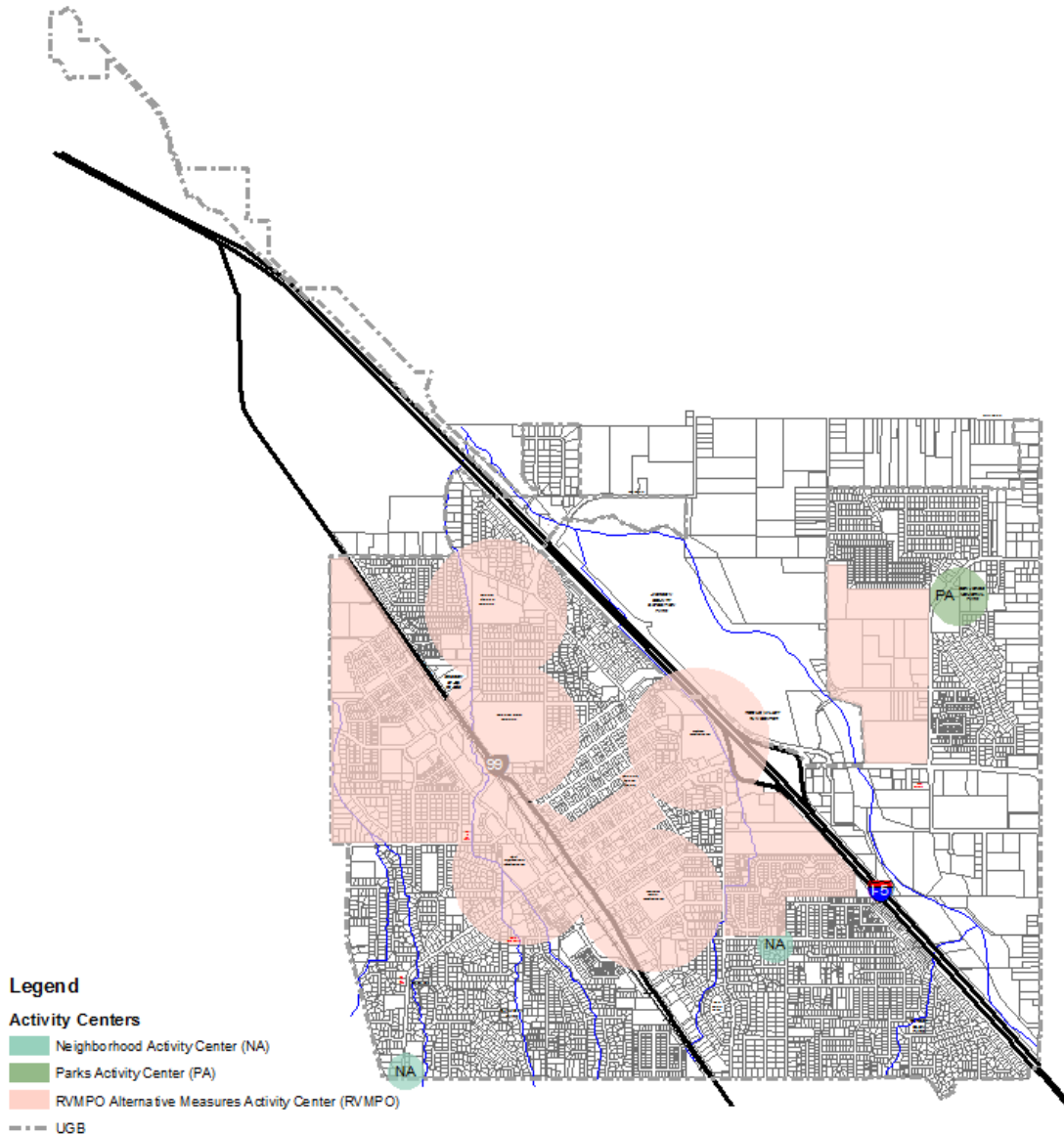
- Greater housing variety and density, more affordable housing (smaller units), including life-cycle housing (starter homes to larger homes to senior housing);

¹⁴ City of Central Point Forward Fair City Vision 2020, a City Wide Strategic Plan, 2007

- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations;
- More compact development, land-use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- Stronger neighborhood character, sense of place; and
- Walkable, bikeable neighborhoods, increased accessibility via transit, both resulting in reduced transportation costs.

The City's activity centers are illustrated in Figure 2.2. As the city grows into the URA's additional, strategically located activity centers will be needed to service both residential neighborhoods and the retail and employment needs of the community. The placement of future activity centers will be addressed in the Conceptual Land Use Plans prepared for each URA.

Figure 2.2 Activity Centers



Legend

Activity Centers

- Neighborhood Activity Center (NA)
- Parks Activity Center (PA)
- RVMP Alternative Measures Activity Center (RVMP)
- UGB

**Land Use Activity Center Map
2018 - 2038**

Last Updated: Ord. No. 1960 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017 Comp Plan (Land Use)_09232017
File Location: \qpoint\Planning\GIS Map Projects\City Projects\Comp plan Elements\Land Use Element Update 2017
Created by: S. Holley
September 28, 2017
Updated: February 15, 2018

3. Land Use Benchmarks

Depending on changes in land use policy and/or changes in the underlying economy, a community's use of land can vary over time. Knowing the extent of these changes is an important land use tool for measuring policy implementation and economic growth. There are four (4) basic methods of tracking land use that will be used in this Land Use Element:

1. The percentage of a land use classification (developed and vacant) to the total of all land use categories;
2. Gross acres per 1,000 residents (resident ratio) by land use category and total (developed and vacant) of all land use categories;
3. Percentage of dwelling units located in an activity center; and
4. Percentage of employment located in an activity center.

The first two measures are typically used for tracking purposes only, unless specifically incorporated by policy reference. As an example, in Table 3.1 the 1980 Industrial land use category targeted 13% for the City's industrial needs by the year 2000. By 2017 the actual percentage of industrial acreage was 9%. What does this mean? Since there were no policies targeting a minimum percentage for industrial lands, the only explanation was that over time the City converted 4% of its industrial lands to other non-industrial uses, which was the case in 2003 and the residential and industrial changes needed for the Twin Creeks TOD.

Table 3.1 illustrates the changes in the two benchmarks for the planning period 1980 – 2000, 2017 (current), and the planning period 2018 – 2038. Since the 1980 Land Use Element was completed the City has more intensely used its land. In 1980 it was estimated that the City would need 171 total acres per 1,000 residents. By 2017 the population benchmark (when measured against developed acreage) was 152 acres per 1,000 residents. By the end of the 2018 – 2038 planning period that ratio is expected to be 142 acres per 1,000 population; a 15% increase in development intensity from 1980 to 2038.

Benchmarks 3 and 4 track the amount of residential households, and employment in activity centers as required by the Regional Plans Performance Indicator 3.1.1.2.

Table 3.1 Land Use Benchmarks

Land Use Classification	2000		2017		2038	
	Percentage of Total	Acres/1,000 Pop.	%	Acres/1,000 Pop.	%	Acres/1,000 Pop.
Residential	47%	80	53%	84	49%	69
Commercial	7%	12	6%	9	8%	11
Industrial	13%	22	8%	13	11%	15
Civic	7%	12	4%	6	3%	5
Parks & Open Space	6%	10	6%	10	8%	12
Public Right-of-Way	20%	34	23%	36	21%	30
TOTAL	100%	171	100%	158	100%	142

Source: Buildable Lands Inventory, 2017

4. Current (2017) Land Use Summary

The City of Central Point was incorporated in 1889, and had an estimated population of 500. Over the years the City has grown concentrically around its original core area, with Hwy. 99 and Pine Street serving as the north/south and east/west axis.

The City’s current Land Use Element was completed in 1983 covering an urban area of 2,736.83 acres. At that time it was expected that the City’s urban area (build-out) was sufficient in size to accommodate a population of 16,000 by the year 2000, or 171 acres per 1,000 residents. By the end of 2017 the City’s certified population was 17,700¹⁵ and the urban area accounted for approximately 3,100 acres of which 2,679 acres were classified as developed¹⁶, for a ratio of 158 developed acres per 1,000 residents.

Since 1983 the most noticeable change in land use was due to changes in the Industrial and Residential land use classifications. This was the result of land use changes in 2001 allowing for development of the Twin Creeks TOD. At that time the lands currently occupied by the Twin Creeks TOD was designated for industrial use and needed to be changed to residential use to accommodate the Twin Creeks TOD project. This change was off-set by changes in the southeast quadrant of the city from Residential to Industrial land use. Table 3.1 identifies and compares the City’s current land use distribution based on the 1983 Land Use Element to year 2000, current land use for 2017, and projected land use needs to 2038¹⁷.

As the City moves toward, and beyond, 2038 the percentage of industrial land in the urban area has the potential, based on Employment designated lands in the Regional Plan Element (CP-1B), to increase its percentage. To attain this potential it will be necessary to monitor Employment land needs and appropriately adjust the Economic Element.

The other noticeable change in Table 3.1 was in the Civic classification from a projected 7% of total land area to 4% by 2017. This reduction was the result of changes in accounting methodology for

¹⁵PSU Certified 2017 Population

¹⁶ Defined as buildable lands in the BLI

¹⁷ PSU Certified 2017 Population

civic land uses. The current figure is based on lands actually designated as Civic use on the Land Use Plan Map and account for such public uses as schools, libraries, and misc. government uses. The earlier 1983 number was based on an accounting of all “civic” uses such as churches, private schools, fraternal organizations, etc. which is located within other land use classifications (predominantly Residential). When all “civic” uses (public and private) are accounted for the actual percentage in 2017 was close to 7%. Going forward the term “Civic” applies to only public or utility related civic uses. Uses such as churches and private schools, because of their size, no longer are limited to the Civic land use classification, but are allowed in other zoning districts as either an out-right permitted uses, or conditional uses. The City BLI will continue to maintain an inventory of these “other civic” land uses and make appropriate adjustments to the underlying land use classification and zoning as they occur.

5. Land Use Classifications

The City’s current (2017) urban area contains approximately 3,100 acres. Every parcel is assigned to one of six (6) primary land use classifications, which are supported by nine (9) secondary land use classifications (Table 5.1), and ~~four~~five overlay districts, for a total land use system of ~~19~~20 land use classifications.

Table 5.1. Land Use Classifications	
1 Residential (Res)	
	Very Low Density (VLRes)
	Low Density (LRes)
	Medium Density (MRes)
	High Density (HRes)
2 Commercial	
	Neighborhood Commercial (NC)
	Employment Commercial (EC)
	General Commercial (GC)
3 Industrial	
	Light Industrial (LI)
	General Industrial (GI)
4 Park and Recreation (P/R)	
5 Civic (C)	
6. Overlay Districts	
	Transit Oriented Development (TOD)
	Environmental (E)
	Airport (A-A)
	Central Business District (CBD)
	<u>Climate Friendly Area (CFA)</u>

Table 5.2 identifies the distribution of the different land uses by net acreage for the current planning period (2018 to 2038). In Table 5.2 the additional 240 acres (approx.) represents, by land use, the projected acreage within the current URA that need to be brought into the City’s UGB over the course of the next 20 years. As previously noted the acreages and their land use distribution are based on the needs established in such other elements as Housing (residential

lands), Economic (commercial and industrial lands), Parks, etc. Figure 5.1 (Land Use Map) represents the spatial distribution of all land as defined in the Land Use Element, less what is shown in Table 5.2 as additional needed net acres uses.

Table 5.2 Projected Urban Area Land Use Needs

Land Use Classification	2017 Inventory (Gross Acres)	Additional Needed (Gross Acres)	Total 2038 Inventory (Gross Acres)
Residential ¹	1,491	150	1,641
Commercial	247	29	276
Industrial ²	360	-	360
Civic	109	9	118
Parks & Open Space ³	227	53	280
Public Right-of-Way ⁴	694	-	694
TOTAL	3,128	241	3,369

Source: City of Central Point Buildable Lands Inventory, 2017

Notes: ¹ "Additional Need" Source 2017 Housing Element

² "Additional Need" Source 2013 Economic Element, updated per Ord. 2013

³ "Additional Need" Source Draft 2018 Parks and Recreation Element

⁴ "Additional Need" not adjusted for future development

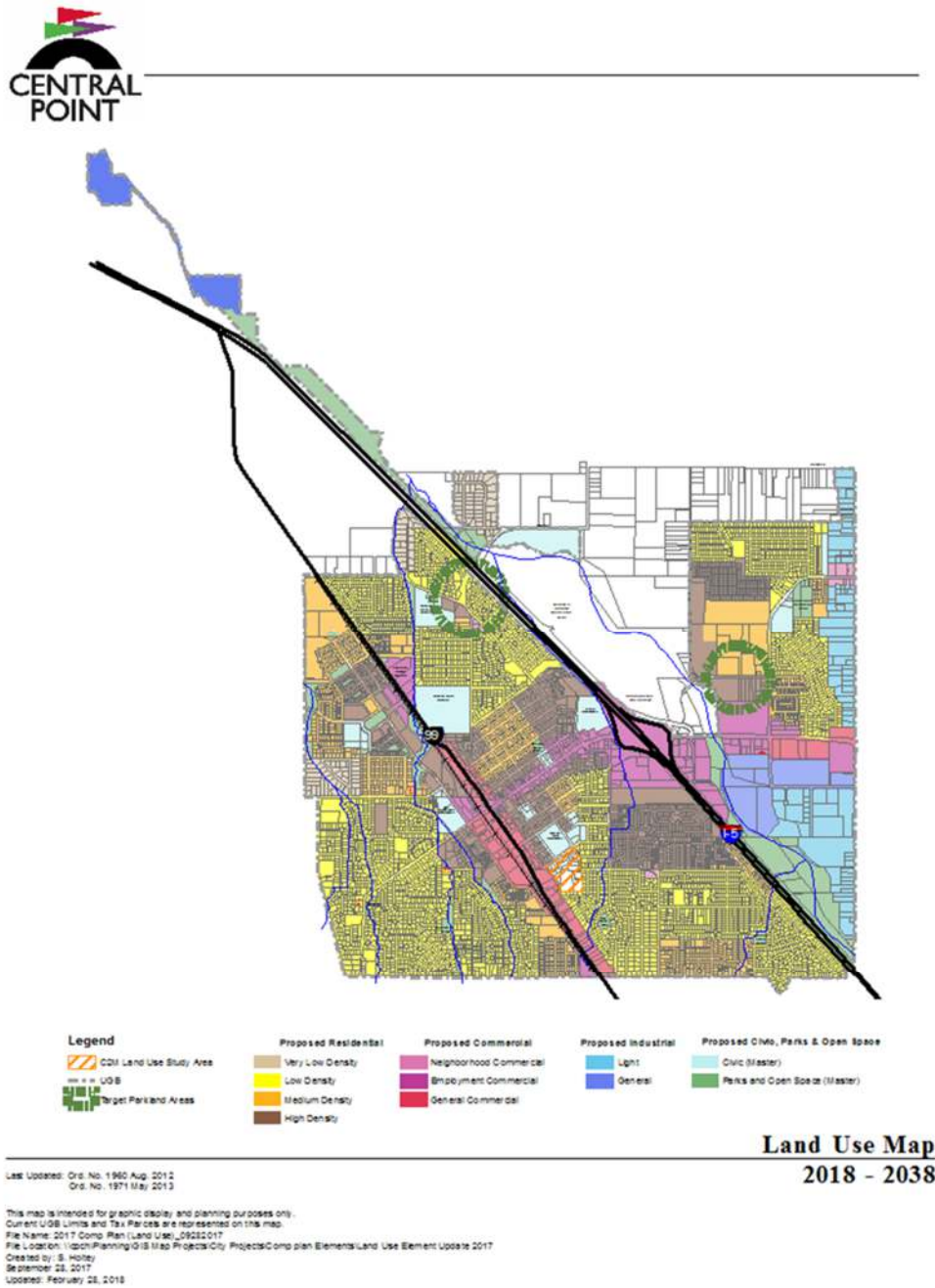
6. Residential Land Use

In 2017 the City’s residential land uses accounted for 52% of the City’s total urban land area, representing the largest single land use classification. For a City the size of Central Point the residential inventory is historically typical. The purpose of the residential land use classification is to maintain an adequate supply of buildable land at densities and housing types sufficient to accommodate the City’s projected housing needs as set forth in the Housing Element. The Housing Element identifies not only the residential acreage needed during the planning period, but also the acreage allocation by density category and range of housing types.

Historically, the primary challenge in administering the residential land use classifications was the reliance on maximum densities, rather than minimum densities. The prior Land Use Element established maximum density as a goal, with the assumption that the private sector would construct, if not at the maximum density, then surely close to it. In 1983, based on the City’s range of maximum allowed densities, the average density for new development should have been 11 dwelling units per gross acre. Between 1980 and 2016 the actual average built density was 4.7 dwelling units per gross acre. In 2006 the City amended its Zoning Ordinance adopting both minimum density and maximum density provisions. Residential development post 2006 increased to 5.6 units per gross acre, a significant improvement over the prior twenty years. Moving forward (2018-2038) it is planned, in both the Regional Plan Element and the Housing Element, that the minimum average density for all new residential development will be 6.9 dwellings per gross acre to 2035 and 7.9 thereafter.

The residential densities in the Land Use Element are based on the density tables in the Housing Element. The minimum and maximum lot sizes identified in the Land Use Element, and the Housing Element, are suggestions only, and not mandatory. The minimum and maximum lot sizes will be set by the Zoning Ordinance, and can be adjusted from time-to-time, provided they comply with the minimum densities in the Housing Element as carried forward in the Land Use Element.

Figure 5.1 Land Use Plan Map



6.1. Residential Land Use Classifications

Since 1980 residential lands have accounted for approximately 50% of all developed lands within the City. Over the next 20 years it is projected that the residential percentage of the City’s land inventory will remain at approximately 50%. On a population basis the ratio of population to residential acres was initially planned in 1980 at 80:1,000 (Acres per 1000 residents). By the year 2000 the actual ratio was 80:1,000¹⁸ . By 2017 the ratio was 83:1,000. By 2038, with the mandated minimum density at 6.9 the ratio is expected to drop to 77:1,000.

There are four (4) residential land use classifications and nine (9) supporting zoning districts. The four (4) land use classifications, their zoning designation, and minimum and maximum densities are:

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Densities
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 4
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 8
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	20 to 50

The following defines each Residential land use classification:

6.1.1. Very Low Density Residential (VLRes)

The purpose of the VLRes classification is to encourage, accommodate, maintain and protect a suitable environment for residential living at very low densities on lands that are impacted by environmental constraints, or agricultural buffering needs. The VLRes classification was initially established to act as a buffer between both the industrial areas to the east and the agricultural lands to the west. The VLRes classification was previously identified as Farm-Residential.

As a percentage of the City’s residential lands inventory it accounts for slightly over 1%. Today the reliance on buffering from agricultural use has been mitigated by implementation of agricultural buffering standards¹⁹, reducing the reliance on the VLRes classification as the sole solution to agricultural buffering strategy. However, the VLRes classification is

¹⁸ The projected need for residential land exceeded the actual population growth by 2000.

¹⁹ CPMC 17.71 Agricultural Mitigation

still a viable option to agricultural buffering, and in environmentally sensitive lands, such as flood hazard areas and wet lands, where larger lots will facilitate buffering mitigation.

The VLRes land use classification is supported by the Residential Low Density (R-L) zoning district. The minimum and maximum allowed densities and general lot size ranges are illustrated in Table 6.2. The reference to minimum and maximum lot size is not mandatory, but advisory. The setting of minimum and maximum lot size is the responsibility of the City’s Zoning Ordinance, provided that the minimum and maximum density is compliant with the Housing Element.

Table 6.2 Very Low Density Residential				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-L	1	4	9,000 sq. ft.	35,000 sq. ft.

6.1.2. Low Density Residential (LRes)

The LRes land use classification supports the need for low density housing and represents the City’s R-1 zoning district. The LRes classification represents the largest residential land use category, accounting for 60% of the City’s residential acreage. The purpose of this land use classification is to accommodate the demand for single-family attached and detached housing. The minimum density is 4 dwelling units per gross acre (R-1-10), with a maximum of 8 dwelling units per gross acre (Table 6.3).

Single-family attached housing is permitted within the LRes classification subject to design standards that assure architectural compatibility with abutting single-family detached dwellings. Design emphasis is on massing, fenestration, and pedestrian and vehicular access to assure individual identity for each attached unit.

Table 6.3 Low Density Residential				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-1-6	6	8	4,000 sq. ft.	6,000 sq. ft.
R-1-8	5	6	6,000 sq. ft.	7,000 sq. ft.
R-1-10	4	5	7,000 sq. ft.	9,000 sq. ft.

6.1.3. Medium Density Residential (MRes)

The MRes classification’s preferred location is within 1/2 mile of activity centers and/or transit facilities. The MRes classification allows for a mix of detached and attached dwelling units either owner and/or renter occupied, subject to compliance with the minimum and maximum density requirements in Table 6.4. The MRes designation covers two zoning districts; the R-2 and the LMR districts. The LMR district is a performance based zoning district that applies to all new development within the UGB. The R-2 district

applies to older areas of the City that are already developed. To avoid non-conforming issues properties in the R-2 retains separate development standards from the LMR district, but may in-fill, or redevelop using LMR standards.

Table 6.4 Medium Density Residential				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-2	7	10	3,000 sq. ft.	5,000 sq. ft.
LMR	7	10	3,000 sq. ft.	5,000 sq. ft.

6.1.4.High Density Residential (HRes)

This land use classification supports high density housing. The HRes classification’s preferred location is within 1/2 mile of activity centers and/or transit facilities.

Table 6.5 High-Density Residential (HRes)				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	20	50	N.A.	N.A.

The HRes classification supports three zoning districts; the R-3, the MMR, and the HMR (Table 6.5). The only distinguishing factor between the R-3 and MMR zoning districts is that the R-3 district is typically in the older areas of the City and were developed under older standards, while the MMR and HMR are applied to new development within the UGB,TOD and CBD overlay. The HMR district is the City’s highest density residential zoning district, which was initially reserved for use in the TOD district/corridor, but is now allowed outside the TOD district/corridor per the Land Use Plan Map (Figure 6.1).

6.1.5.Residential Land Use Plan Map

The Land Use Plan Map distributes each of the residential land use classifications based on, and in order of priority, as follows:

1. Acreage needs as identified in the Housing Element. The density mix and acreage on the Land Use Plan Map shall be consistent with the density mix and acreage mix in the Housing Element.
2. Locational factors, such as adjacent land uses, proximity to activity centers, proximity to public transit, and street hierarchy.

The current Land Use Plan Map Residential land use designations are based on current (2018) designations, and are not expected to be changed in the near future.

6.1.6. Residential Infill and Redevelopment

The BLI tracks the City’s infill and redevelopment property. Most of the City’s residential infill is scattered throughout the City, while redevelopment opportunities are concentrated in and around the downtown and older areas of the City. The Housing Element addresses infill and redevelopment goals and policies.

6.1.7. Small Town, Neighborhood Preservation, Identification and Livability

One of the benefits of living in Central Point is its small town character, the importance of which is acknowledged in the City’s 2007 *Central Point Forward Fair City Vision 2020* (Vision Plan) “. . . with a ‘small town’ commitment and feel that promotes community pride, safety, and friendliness;” followed by the value statement that the City values “. . . planned growth that will retain our small town atmosphere.” With the “. . . small town aspiration . . .” and increasing residential density urban design is, and will continue to be an important consideration in the City’s continuing development.

As used in this Land Use Element the term “small town” is qualitative (feel), not quantitative (size of population or building size), with an emphasis on urban design elements to support and enhance the neighborhood feel and pedestrian in scale.

6.2. Residential Zoning & Density

The residential densities shown in the above tables are based on gross acres as defined in Section 6.3. All residential development must meet the minimum density requirement based on its land use classification²⁰ and the applicable underlying zoning district. The minimum and maximum net lot area shown in the above tables are advisory only. The designation of minimum and maximum lot size for each residential district is the responsibility of the City’s Zoning Ordinance, which may be modified from time-to-time provided they comply with the applicable densities set forth in the Housing Element for each associated residential land use classification.

6.3. Minimum/Maximum Density Calculation

The Regional Plan Element measures density in terms of dwelling units per gross acre (43,560 sq. ft.). To calculate residential density per gross acre it is sometimes necessary to remove other non-residential use areas within the proposed project that will be given a land use reclassification from the Residential inventory to another approved land use (excepting right-of-way).

²⁰ City of Central Point 2018 Housing Element

The range of residential units allowed within any particular land use classification and zoning district can be calculated by taking the gross acreage (43,560 sq. ft. per gross acre) less any areas proposed for public parks/public open space, civic uses and environmental lands as that term is defined in the Land Use Element Environmental Overlay (Section 6.3.3).

Below are two examples of how to calculate the minimum/maximum density for the all residential zoning districts.

Example 1: Property is 2.5 gross acres within the R-1-8 zoning district (5 units minimum per gross acre). No proposed acreage deductions for Environmental, public parks/open space, or civic uses.

Gross acreage equals 2.5 acres
Minimum required density 5 units/gross acre.
Maximum allowed density 6 units/gross acre.

$2.5 * 5 = 12$ minimum number of dwelling units.
 $2.5 * 6 = 15$ maximum number of dwelling units.

Allowed Density Range for the property: 12 to 15 units.

Example 2: Property is 2.5 acres within the R-1-8 zoning district (5 units/gross acre). There is 0.75 acres designated for public parks/open space, 0.25 acres for a church and 0.25 acres within the floodway (exempt acreage) for an adjusted total gross acreage of 1.25.

Gross acreage equals 2.5 acres minus 1.25 acres ((exempt acreage) = 1.25 acres
Minimum required density 5 units per gross acre.
Maximum allowed density 6 units per gross acre.

$1.25 * 5 = 6.25$ rounded to 6 minimum number of dwelling units.
 $1.25 * 6 = 7.5$ rounded²¹ to 8 maximum number of dwelling units.

Allowed Density Range for the property: 6 to 8 dwelling units per gross acre.

Over the course of the next 20-year planning period the City will need approximately 250 acres of residential land to meet its expected population growth²². The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification²³ as necessary to meet the minimum density standards of the Housing Element.

²¹ Conventional rounding method

²² City of Central Point Housing Element

²³ City of Central Point Housing Element

Table 7.6 Proposed Maximum and Minimum Gross Density, Zoning

Zoning District	Percentage	Minimum Gross Density	Gross Residential Acres Needed	Minimum Build-Out (DUs)	Maximum Gross Density	Gross Acres	Maximum Build-Out (DUs)
R-L	5%	1.00	12	12	2.50	12	30
Total	5%	1.00	12	12	2.50	12	30
R-1-6	30%	6.00	76	456	8.00	76	608
R-1-8	18%	5.00	46	228	6.00	46	274
R-1-10	12%	4.00	30	122	5.00	30	152
Total	60%	5.30	152	806	7.19	152	1,094
LMR	10%	7.00	26	182	10.00	26	260
R-2	10%	7.00	25	175	10.00	25	250
Total	20%	7.00	51	357	10.00	51	510
R-3	6%	12.00	15	182	20.00	15	304
MMR	5%	12.00	11	137	20.00	11	228
HMR	5%	25.00	11	285	50.00	11	569
Total	15%	15.90	38	603	29.00	38	1,101
Grand Total	100%	7.03	253	1,778	10.81	253	2,734

Periodically, through the BLI, the need for urban land will be monitored and the UGB amended as necessary to maintain an inventory of vacant land adequate to meet demand (Gross Residential Acres Needed) as noted in Table 7.6.

In addition to the above residential acreage need identified in Table 7.6, additional residentially designated acreage will be needed within the residential land use classification to accommodate public parks and open space, and private sector civic uses, and the residential land inventory appropriately adjusted.

6.3.1. Public Parks/Open Space and Residential Density

The City’s Parks and Recreation Element does not identify specific locations for future parks, but instead provides proposed target areas needing parks (Figure 6.1). To maintain the park land to population ratio noted in the Parks and Recreation Element an additional 42 acres of park land will need to be acquired and developed by 2038. Generally, the location of parks and open space lands are associated with residential lands. At such time as parks and open space lands are designated and acquired within the Residential land use classification, then the Residential lands acreage will need to be adjusted to accommodate the loss in acreage due to the park land need. Until such time as park lands are acquired the residential land inventory includes, in the aggregate, the 42 acres projected for public parks and open space. As park lands are identified the Land Use Element will be amended to reflect the change.

6.3.2. Civic Uses and Residential Density

The designation of Civic lands, as with parks and open space, predominantly responds to residential development. Similar to the provision to adjust residential lands for park and open space development, when civic uses, such as churches, develop within the Residential land use classification, then the residential lands must be appropriately

adjusted to accommodate the loss in acreage. As civic uses are developed the change will be reflected in the BLI.

6.3.3. Environmental Lands and Residential Density

Throughout the City there are lands that are developmentally encumbered as a result of flooding or other environmental constraints. The presence of environmental constraints is maintained in the BLI and is deducted from the density calculation in Section 6.3.

6.3.4. Residential Goals and Policies:

Residential Goal 1: To ensure a high degree of livability and environmental quality in all residential areas of Central Point.

Residential Goal 2: To support a well-balanced variety of residential densities and housing opportunities/types for all residents of the community as described in the Housing Element.

Residential Goal 3: To preserve the value and character of older-single-family neighborhoods through proper zoning, including reasonable efforts to encourage maintenance and rehabilitation as an alternative to transitional development at higher densities.

Residential Goal 4: To encourage and make possible innovative residential planning and best practices development techniques that would help to increase land use efficiency, reduce costs of utilities and services, and ultimately reduce housing costs.

Residential Policy 1: To continue to ensure that long-range planning and zoning reflects the need to locate the highest densities and greatest numbers of residents in closest possible proximity to existing and future activity centers.

Residential Policy 2: To continue to update the Zoning Ordinance, as necessary to take advantage of planning innovation, best practices, and technological improvements that could have applications in Central Point to the benefit of the community.

Residential Policy 3: In areas where residential neighborhoods abut commercial or industrial areas, orient the residential structures and local streets away from these land uses to avoid any undesirable views and to strengthen neighborhood solidarity.

Residential Policy 4: In any area where development of one or more parcels may create obstacles to development of others, the initial developer shall develop a specific plan that would provide for the future development of the entire area, including the provision of adequate access to potentially landlocked properties.

7. Employment Land Use

The Employment land use category is comprised of six (6) supporting land use classifications addressing the City's land use needs for commercial, office, and industrial acreage. The City has a

total 2017 inventory of 511 acres within the urban area designated for employment purposes. Based on the findings of the Economic Element it is estimated that by the year 2033 the City will have a need for 59 to 64 additional gross acres²⁴, or 13 acres per 1,000 residents of employment lands to meet its 2033 year growth projection. The Economic Element was based on the assumption that by 2033 the population would be 27,410. Portland State University Population Research Center's²⁵ official forecast for 2033, was 22,257, was considerably lower. By 2038 it is projected to be 23,290. Because the 2038 population projection does not exceed the Economic Element's 2033 population projection the estimated demand of 59 – 64 additional acres for employment purposes will be acceptable for the 2018 – 2038 planning period.

Table 7.1. Projected Employment Land Use Needs

Land Use Classification	2017 Inventory	Needed New Gross Acres	Total 2038 Inventory
Commercial	236	14	250
Industrial	275	49	325
TOTAL	511	64	575

Source: City of Central Point Buildable Lands Inventory, 2017

7.1. Commercial Land Use Summary

The City's commercial land use classification is comprised of three secondary classifications:

- Neighborhood Commercial (NC)
- Employment Commercial (EC); and
- General Commercial (GC)

The EC and GC have been redefined from their prior descriptions to broaden the scope of allowed land uses. Of the 511 acres designated for employment purposes 235 acres are identified for commercial use (Figure 7.2). By 2038 it is expected that (technically) an additional 14 gross acres will be needed per the Economic Element. However; this projected need is based on the general relationship of total commercial acreage to population – supporting neighborhoods. With the exception of the NC classification this relationship is reasonably accurate. For the NC classification additional commercial lands will be needed to service new neighborhoods as the City expands in to the Urban Reserve Areas. The Concept Plans for each URA will address location and acres needed for future NC locations.

²⁴ Adjusted for 47 acre 2015 Industrial UGB expansion, Ordinance No. 2013

²⁵ Coordinated Population Forecast 2015 through 2065 Jackson County, Portland State University Population Research Center.

Table 7.2. Commercial Land Use Distribution, 2017

Comprehensive Plan Designation	Total Urban Gross Acres	Percentage of Total Land Use
Neighborhood Commercial (NC)	22.00	1%
Employment Commercial (EC)	145.00	5%
General Commercial (GC)	68.00	2%
TOTAL COMMERCIAL	235.00	8%

7.1.1. Commercial Land Use Plan

The City’s commercial land use plan is based on the Economic Element’s analysis of commercial, office, and tourist needs of the community for the planning period (2013-33). At the time the Economic Element was completed (2013) the City’s commercial lands accounted for 8% (235 acres) of the City’s total land inventory. At 8% of the total land area the population to commercial land use ratio was 13 acres of commercial land for every 1,000 population by the year 2033. This ratio remains consistent with the standard adopted in the 1983 Land Use Element, and is supported by the Economic Element which notes that there are sufficient commercial lands within the current urban area to address future commercial land needs to meet the 2033 population.

However, not all of the commercial lands are effectively distributed to serve the needs of an expanding UGB. As the urban area expands into the URA there will be a logistical need for additional commercial lands that exceed the benchmarks. From an urban design perspective there will be a need for additional commercial lands to serve growing neighborhood needs outside the current UGB. The location and acreage of new Commercial lands are addressed in the Concept.

The Land Use Plan includes three (3) commercial land use classifications:

7.1.1.1. Neighborhood Commercial (NC).

Neighborhood Commercial, provides for small neighborhood convenience retail and services needs of adjacent residential neighborhoods. To assure that Neighborhood Commercial districts are sized to service neighborhood needs. Neighborhood Commercial districts should be limited to approximately 3-5 acres with a typical service area of 3 miles. The NC district should be located along collector and/or arterial streets and designed to complement the retail and service needs of abutting residential neighborhoods. The design of this commercial district should be at a scale and architectural character that complements and functionally compatible with the neighborhood and emphasizes pedestrian and bicycle convenience.

Currently, there are three (3) NC districts in the City, three (3) on the west side approx. 1 acre in size, and one (1) on the east side, approx. 7 acres in size.

7.1.1.2. Employment Commercial (EC).

The EC classification is designed to accommodate a wide variety of retail, service, and office uses in an environment that is pedestrian oriented in scale and amenities and supports pedestrian, bicycle, and transit use. Residential uses above the ground floor are encouraged.

The EC land use designation replaces the prior Tourist and Office-Professional classification.

7.1.1.3. General Commercial (GC).

The GC classification is designed to accommodate commercial, business, and light industrial uses that are most appropriately located along or near major highways or arterials and are largely dependent of highway visibility and access. The GC land use designation replaces the prior Thoroughfare Commercial classification.

7.1.2. Commercial Development Goals and Policies

Commercial Goal 1: To create an economically strong and balanced commercial sector of the community that is easily accessible, attractive, and meets the commercial needs of the local market area.

Commercial Goal 2: Continue to pursue implementation of the Downtown and East Pine Street Corridor urban renewal plan.

Commercial Policy 1: Maintain the zoning of all commercial areas of Central Point as necessary to comply with the Economic Element.

Commercial Policy 2: Undertake an in-depth study of the downtown business district and develop a comprehensive improvement plan that would include such considerations as traffic circulation and off-street parking, pedestrian and bicycle facilities and access, structural design guidelines, and guidelines for landscaping and signing.

Commercial Policy 3: Encourage the development of shared commercial parking areas in the downtown area to be carried out by the local businesses with City assistance.

Commercial Policy 4: Promote the planned integration of abutting commercial development for the purpose of more efficient customer parking, better design and landscaping, coordinated signing, and increased retail sales.

Commercial Policy 5: For that section of Highway 99 between Beall Lane and the High School implement the 99 Corridor Plan to improve the corridor, traffic circulation, and the overall visual and aesthetic character of the area.

7.2. Industrial Land Use Plan

It was determined in the 1980 Land Use Plan that a typical city in Oregon similar in size to Central Point had approximately 15 acres of industrial land per 1,000 residents. At that time the City's

industrial lands inventory accounted for only 4.1 acres per 1,000 residents. Today (2018) the City has 14.87 acres per 1,000 residents, and industrial acres in number and size to provide an attractive inventory of industrial lands.

The City's vision plan restates the continuing need to improve the industrial, employment, and economic health of the Community as a major goal, and to mitigate the City's "bedroom community" image. Since 1980 the City has successfully pursued this goal, having attained a current ratio of 14.87 industrial acres per resident.

The industrial land use classification is divided into two sub-classifications; Light Industrial and Heavy Industrial. Together they total 275 acres, of which 54 acres are considered vacant. The Economic Element determined that by 2033 an additional 49 gross acres²⁶ will be needed for industrial purposes. This need determination was based on a 2033 population projection of 27,410. Since adoption of the Economic Element Portland State University's Population Research Center, in accordance with recently adopted legislation, completed an updated population estimate for 2015 through 2060. The projected population for 2038 is 23,290²⁷ which is less than that used in the Economic Element. As such, and since population was used as an indicator of future need, the Economic Element's project need is deemed acceptable for 2038 use.

7.2.1. Industrial Goals and Policies

Industrial Goal 1: To support and maintain a strong and diversified industrial sector in accordance with the Economic Element.

Industrial Goal 2: To maximize industrial expansion and new development opportunities in locations that utilize existing highways and other infrastructure, are in close proximity to employee housing areas, and will minimize conflicts with all non-industrial land uses.

Industrial Goal 3: Through the BLI monitor and manage the use of industrial lands.

Industrial Goal 4: To encourage light industrial uses in the General Commercial district subject to site and architectural standards that ensures compatibility with adjacent commercial uses.

Industrial Policy 1: Within CP-1B maximize the industrial development potential of the Highway 99/Central Oregon and Pacific Railroad (CORP) corridor to meet the City's industrial needs to the year 2038.

Industrial Policy 2: Work toward the development of requirements, incentives, and guidelines for the establishment of industrial parks or other forms of master planning in the industrial development category.

²⁶ City of Central Point Economic Element, Table 5.2-2

²⁷ Portland State University, Population Research Center Interpolation Table

Industrial Policy 3: Ensure through the plan review process that all industrial development proposals adequately address the importance of maintaining environmental quality, particularly air and water quality.

Industrial Policy 4: Continue to support the landscape requirements for industrial development as set forth in the Zoning Ordinance.

Industrial Policy 5: Maintain a minimum industrial lands ratio of 15 acres of industrial land per 1,000 residents.

7.3. Civic Land Use

Lands designated for this use consist of a variety of uses considered to be public in nature or perform public services, particularly public schools, which account for the largest percentage of acreage in this classification. In 2016 the ratio of Civic lands to 1,000 residents appeared to be significantly below the projected 2000 ratio. This discrepancy was a result of the methodology used in calculating Civic land uses. In the previous Land Use Element all civic land uses were inventoried regardless of the land use classification. As illustrated in the below table only lands within the Civic classification were included in the inventory. If all civic land uses were accounted for in the below table the ratio is the same as the 2000 ratio.

Going forward only public civic uses will be counted in the Civic classification. Quasi-public uses will be noted, but will be relegated to an allowed use in other land use classifications.

7.3.1. Civic Land Use Goals and Policies

Goal 1: To include in each land use category sufficient public lands for land uses related to community public facilities, such as city hall, public schools, community centers, etc. Other quasi-public uses such as utilities, churches, etc. will be relegated to other land use classification consistent with past practices.

Civic Lands Policy 1. Ensure that any major public or quasi-public facility that is proposed to be located within a residential neighborhood is located along a collector or arterial street, is compatible with surrounding land uses, and does not contribute unreasonably to traffic volumes within the neighborhood.

Civic Lands Policy 2: Work with officials of School District 6 to develop and implement a school site acquisition program that is consistent with the long-range comprehensive plans of the City and the District.

Civic Lands Policy 3: Continue to emphasize the need for pedestrian and bicycle access to all public facilities and areas frequented by local residents.

7.4. Parks and Recreation Land Use

The City's park and recreation needs are addressed in the Parks and Recreation Element.

Parks and Recreation Goal 1: To integrate into the Land Use Plan the parks and recreation, and open space needs as set forth in the Parks and Recreation Element.

Parks and Recreation Policy 1: Whenever possible, encourage the location of public park sites adjacent to public school sites to establish neighborhood educational/recreational “centers” that can benefit by the joint utilization of both types of facilities.

7.5. Circulation/Transportation Land Use

The Land Use Plan maintains the City’s public street system as a percentage of the City’s total land inventory. As a typical rule-of-thumb the right-of-way needs of a typical community averages 25%²⁸ of all land uses within an urban area. In 1980 it was estimated that by the year 2000 the City’s street right-of-ways would account for 20% of the City’s total land area. By 2017 the figure was actually 22%. Statistically the 2% difference is insignificant when the methodology for determining right-of-way is considered. As explained in the BLI with the exception of right-of-way all other parcels (A) are based on the tax assessors information. The City’s GIS system uses a shape file for the City’s urban area (B). When A is deducted from B the result is right-of-way.

The City’s circulation planning is the responsibility of the City’s Transportation System Plan. The Transportation System Plan address not only the City’s street right-of-way needs, but also, rail, bicycle, pedestrian, and air.

7.5.1. Circulation Land Use Goal

The most significant relationship between land use and circulation planning is the reliance of circulation/transportation planning on its ability to provide an acceptable level of services based on the underlying land use mix. Typically, as land use intensifies traffic volumes increase. The Land Use Element and the Transportation System Plan are currently in balance. As land use changes are proposed it is necessary that the impact of the change is evaluate for compliance with transportation standards and mitigate as necessary. This occurs at two levels; when projects of a certain size are developed, and as land is brought into the UGB.

Circulation Goal 1: To effectively manage the use of land within the Central Point Urban Area in a manner that is consistent with, and that supports the successful implementation of the City’s Transportation System Plan.

Circulation Policy 1: Prior to inclusion of lands from the URAs into the UGB a traffic impact analysis shall be completed to determine level of service at time of development.

8. Overlay Districts

As previously noted there are five (5) overlay districts that affect the various land uses. Those districts are shown in Figure 8.1 and are described as follows:

8.1. Central Business District (CBD)

The Central Business District (CBD) Overlay represents the City's historic business center of the community. As an overlay district the CBD encompasses a mix of commercial (retail and office) and residential use classifications that support its use and development as an Activity Center. The CBD Overlay extends along Pine Street; from First Street and Seventh Street. The CBD Overlay is intended to identify and strengthen the commercial core area as a unique area of the City.

8.2. Transit Oriented Development District (TOD)

The TOD overlay represents the existing TOD is to encourage, through a master plan process, development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of public transportation.

8.3. Environmental Overlay

The Environmental Overlay identifies lands that are environmentally constrained such as high risk flood hazard areas and/or environmentally sensitive lands such as wetlands, riparian areas, etc., that are not developable. Figure 8.1 Overlay Map identifies the area covered by each overlay.

The Environmental Overlay includes the floodway plus 25-ft or the top-of-bank plus 25-ft, whichever is greater. The objective of this overlay flood overlay is to reduce flood risk to the community while restoring and/or preserving floodplain and riparian areas, which provide multiple community benefits (i.e. meet state and federal regulatory requirements, reduce the cost of flood insurance, improve fish and wildlife habitat, increase neighborhood recreation areas, mitigate increased flood hazards generated by new land divisions in the flood overlay zone, etc.).

8.4. Airport Overlay

The Airport Overlay includes two overlays; the Airport Approach Overlay and the Airport Concern Overlay. The Airport Overlays are intended to reduce risks to aircraft operations and land uses near airports and heliports. These overlays are required pursuant to federal and state laws, specifically Federal Aviation Regulations (FAR, Part 77) and Oregon Administrative Rules (OAR 660-013 and OAR 738-070).

8.5. Climate Friendly Area (CFA) Overlay

The CFA Overlay represents an area designed to encourage an urban mixed-use area with higher-density housing, jobs, business and services that are accessible via high quality, connected bicycle, pedestrian and transit networks and services. The CFA Overlay includes a land area with sufficient zoned building capacity to accommodate 30 percent of the City's current and future housing need and applies land use and development standards consistent with the requirements provided in Oregon Administrative Rule 660-012-0300 through 0325.

The City's CFA Overlay is 94.4 gross acres with 66.8 net developable acres after deducting existing and future right-of-way. The CFA Overlay is 1,226 feet wide measured at the narrowest area along East Pine Street. As illustrated in Figures 8.5.1, the CFA is located within the TOD Overlay north of East Pine Street between Bear Creek and Hamrick Road on the east side of Interstate 5. It is planned to accommodate a mix of high density residential, employment commercial and civic land uses (Figure 8.5.2)

Figure 8.5.1. CFA Overlay Map



Climate Friendly Area (CFA)



Figure 8.5.2. CFA General Land Use Plan



Climate Friendly Area (CFA)

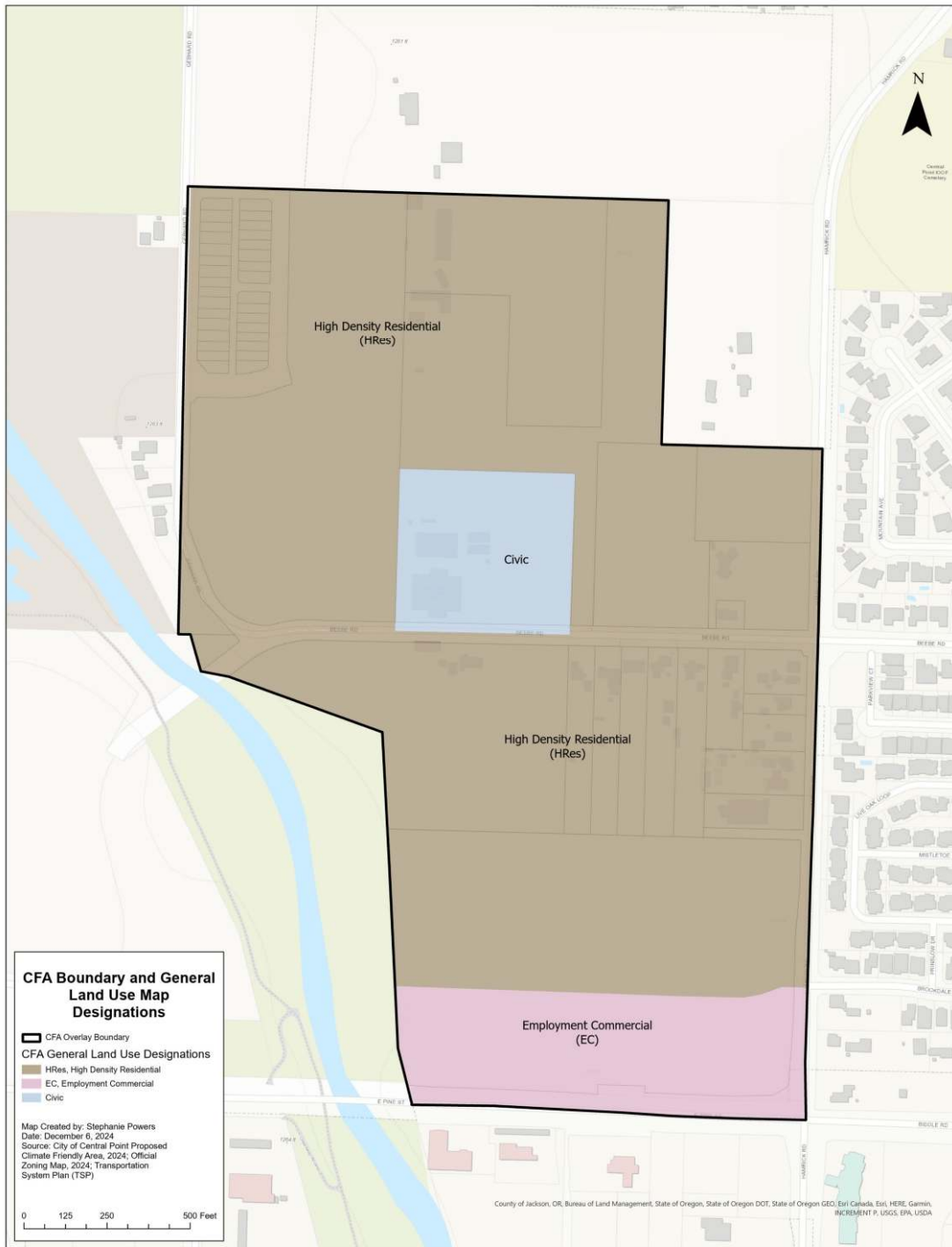
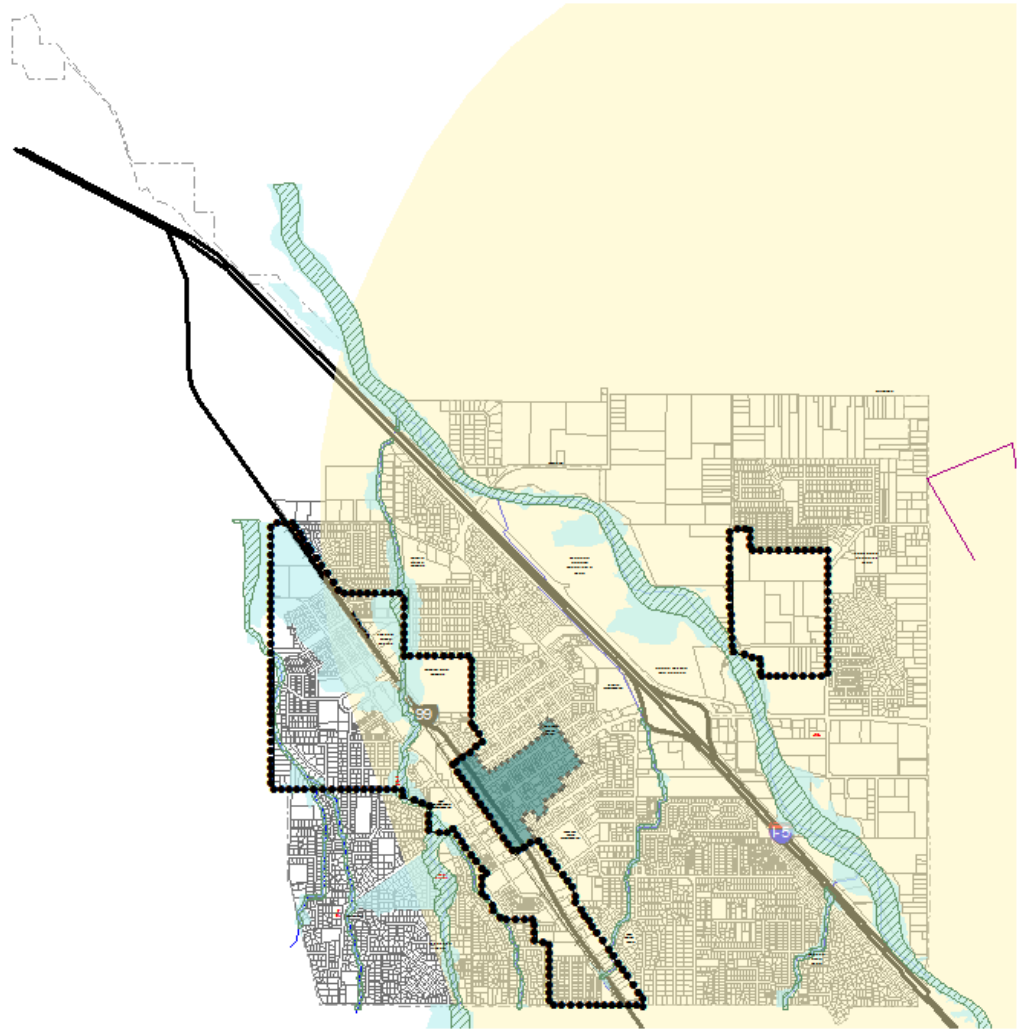


Figure 8.1. City of Central Point Overlay Districts Map



Legend

- TOD Overlay
- Central Business District Overlay
- ▨ Stream Corridor Overlay
- Flood Overlay
- Airport Approach Overlay
- Airport Concern Overlay
- UGB

**Land Use Overlay Map
2018 - 2038**

Last Updated: Ord. No. 1960 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017 Comp Plan (Land Use)_09232017
File Location: \\gpoir\Planning\GIS Map Projects\City Projects\Comp plan Elements\Land Use Element Update 2017
Created by: S. Holley
September 28, 2017
Updated: February 28, 2018

9. Urban Growth Boundary

As the City grows it will be necessary to expand the UGB to accommodate the projected growth. The preferred protocol is to expand the UGB provided the criteria set forth in CPDC, Section 17.96.500 are met. Based on the BLI and findings in Housing, Economic, and Parks and Recreation Elements the UGB needs to expand to include an additional 240 acres (approx.), distributed as shown in Table 9.1.

Table 9.1 Projected Urban Area Land Use Needs

Land Use Classification	2017 Inventory (Gross Acres)	Additional Needed (Gross Acres)	Total 2038 Inventory (Gross Acres)
Residential ¹	1,491	150	1,641
Commercial	247	29	276
Industrial ²	360	-	360
Civic	109	9	118
Parks & Open Space ³	227	53	280
Public Right-of-Way ⁴	694	-	694
TOTAL	3,128	241	3,369

Source: City of Central Point Buildable Lands Inventory, 2017

Notes: ¹ "Additional Need" Source 2017 Housing Element

² "Additional Need" Source 2013 Economic Element, updated per Ord. 2013

³ "Additional Need" Source Draft 2018 Parks and Recreation Element

⁴ "Additional Need" not adjusted for future development

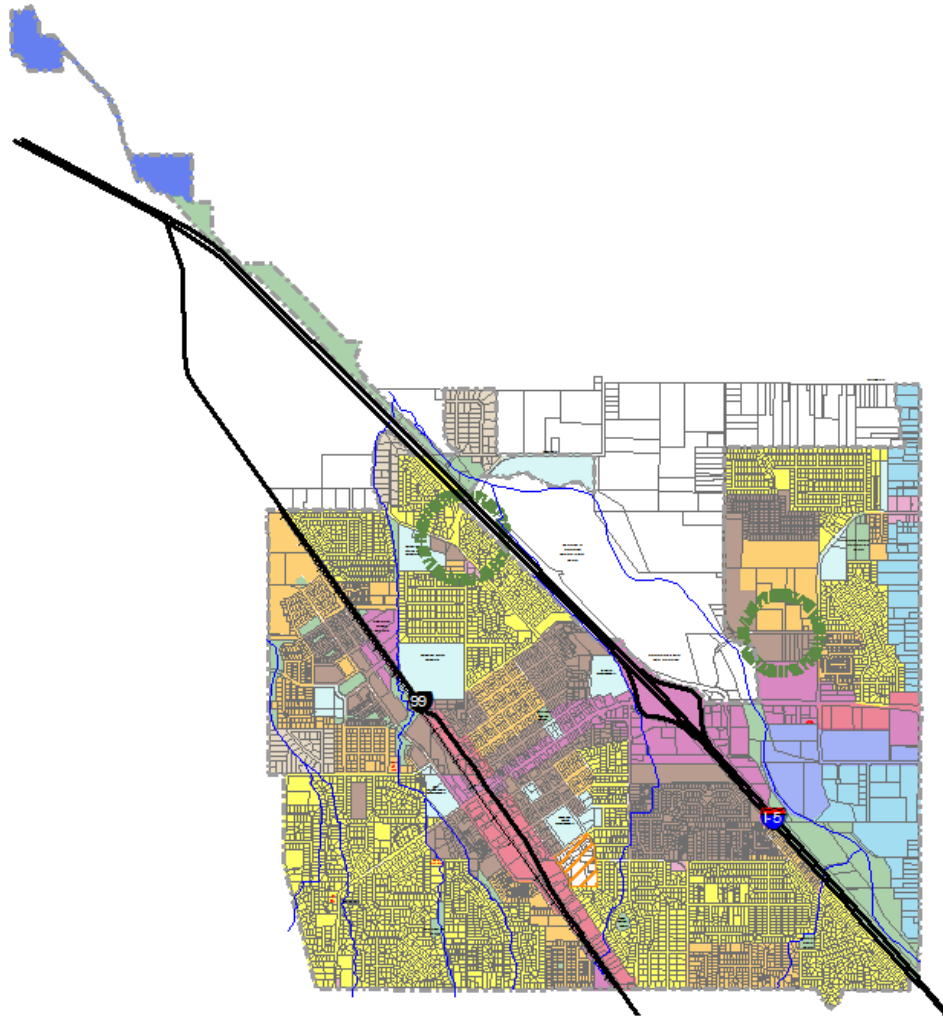
10. Land Use Plan Map

Figure 10.1 is the City's Land Use Plan Map for 2018-2038. This map identifies and distributes all land use classifications within the City's urban area. The Land Use Plan Map has been prepared in compliance with such other Comprehensive Plan elements as the Housing Element, the Economic Element, the Parks and Recreation Element, etc.

The City's Zoning Map shall be consistent, at all times, with the land use classifications in the Land Use Element.

When amendments to the UGB are proposed they must be found consistent with the applicable Concept Plan(s) in the Regional Plan Element.

Figure 10.1. City of Central Point, Land Use



Legend

- C2M Land Use Study Area
- UGB
- Target Parkland Areas

Proposed Residential

- Very Low Density
- Low Density
- Medium Density
- High Density

Proposed Commercial

- Neighborhood Commercial
- Employment Commercial
- General Commercial

Proposed Industrial

- Light
- General

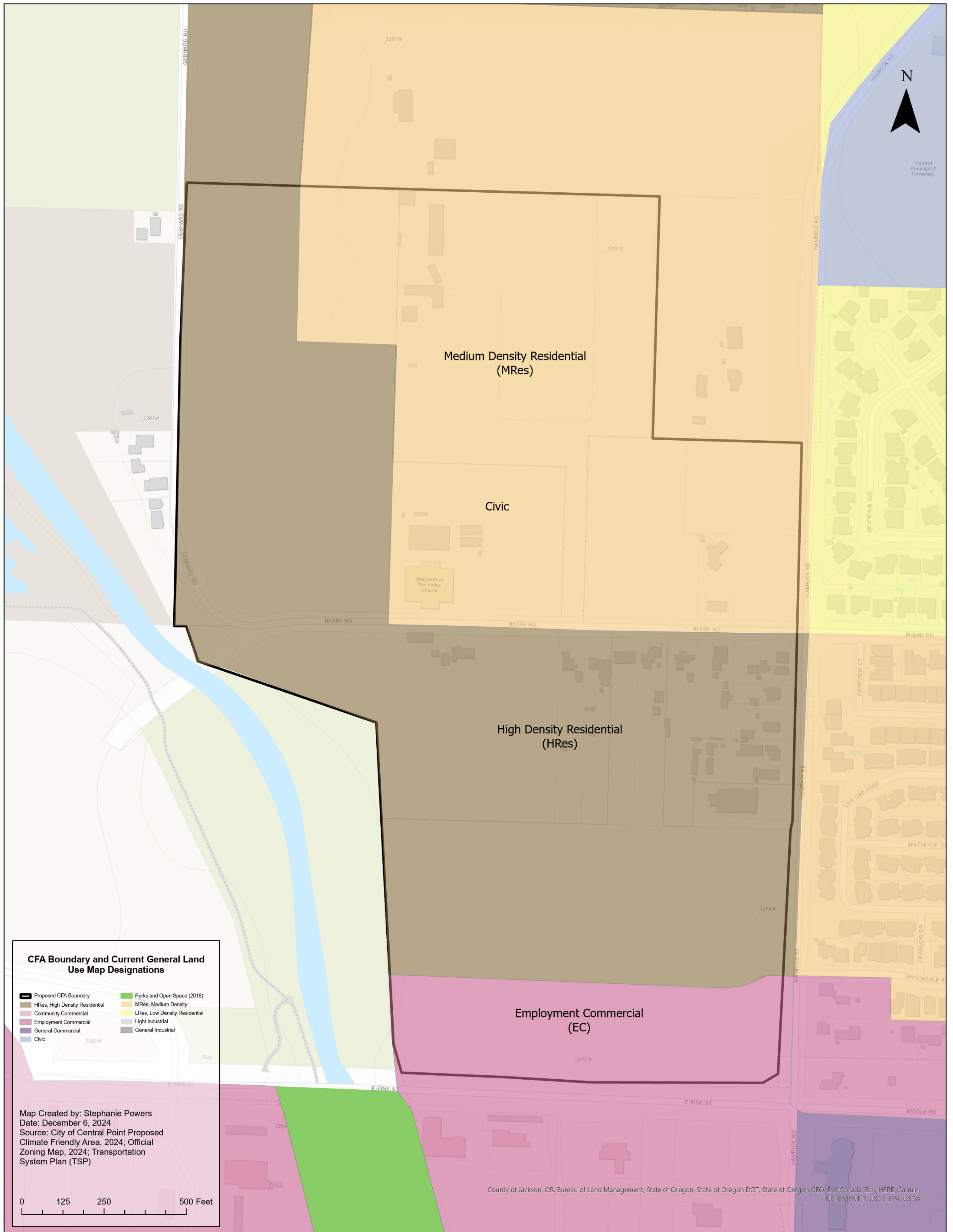
Proposed Civic, Parks & Open Space

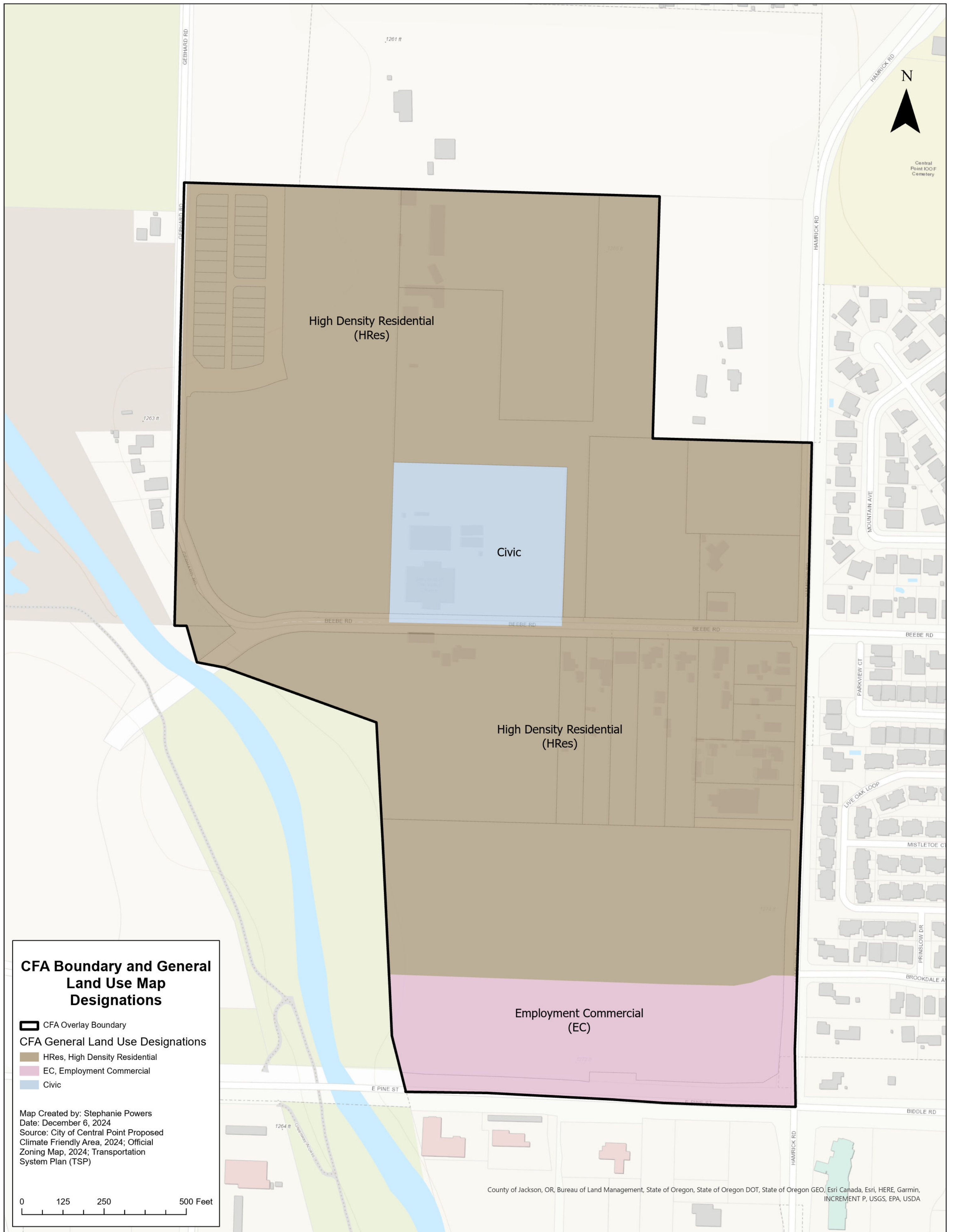
- Civic (Master)
- Parks and Open Space (Master)

**Land Use Map
2018 - 2038**

Last Updated: Ord. No. 1960 Aug. 2012
Ord. No. 1971 May 2013

This map is intended for graphic display and planning purposes only.
Current UGB Limits and Tax Parcels are represented on this map.
File Name: 2017 Comp Plan (Land Use)_09282017
File Location: \\gpo\Planning\GIS Map Projects\City Projects\Comp plan Elements\Land Use Element Update 2017
Created by: S. Holley
September 28, 2017
Updated: February 28, 2018





Chapter 17.08

DEFINITIONS

17.08.410 TOD overlay definitions and uses.

A. Definitions of Land Use Types. The purpose of this section is to classify land uses and activities into use categories for the TOD overlay in Chapters 17.65, 17.66, and 17.67 on the basis of common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and certain site factors. The types of uses allowed in the various zones are based on the goals and policies of the comprehensive plan.

B. Considerations.

1. Uses are assigned to the category whose description most closely describes the nature of the primary use. Developments may have more than one primary use, and accessory activities may also be present. Primary and accessory uses are addressed in subsections (B)(2) and (3) of this section.

2. The following factors are considered to determine what category the use is in, and; whether the activity(ies) constitute primary or accessory uses:

- a. The description of the activity(ies) in relationship to the characteristics of each use category;
- b. The relative amount of site or floor space and equipment devoted to the activity;
- c. The relative amount of sales from each activity;
- d. The number and type of customers for each activity;
- e. The relative number of employees in each activity;
- f. Hours of operation;
- g. Building and site arrangement;
- h. The number and type of vehicles used with the activity;
- i. The relative number of vehicle trips generated by the activity(ies);
- j. Signs;
- k. How the use advertises itself; and
- l. Whether the activity(ies) would be likely to be found independent of the other activities on the site.

3. Multiple Primary Uses. When a development has a number of primary uses that fall within one use category, then the development is assigned to that use category. For example, if a development includes a grocery store and pharmacy, the development would be classified as a commercial retail sales and service use. When the primary uses in a development are within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.

4. Accessory Uses. These uses are allowed by right and are regulated in conjunction with the primary use unless otherwise stated in this title.
5. Examples and Exceptions. To help illustrate the types of uses allowed or not allowed under a specific uses category, examples and/or exceptions are given. They are based on the common meaning of the terms and not on what a specific use may call itself.

C. Residential Use Types.

1. Dwelling, Single-Family. An attached or detached dwelling unit located on its own lot.
 - a. Large and Standard Lot Single-Family, Detached. These include dwellings located on individual lots. Homes which are constructed on site or manufactured homes are included under this definition.
 - b. Zero Lot Line, Detached. These residences are detached with building setbacks on the property line. Examples include Charleston row houses and courtyard cluster residences.
 - c. Attached Row Houses. These residences are attached along common side lot lines with adjoining units. They are classified as single-family residences because each unit is located on a separate lot, and they do not share common floors or ceilings with other dwelling units.

2. Dwelling, Duplex. A structure that contains two dwelling units which share common walls, floors, or ceilings on a single lot. A single-family dwelling with an accessory unit dwelling is not considered a duplex.

2 3. Dwelling, Multifamily. A structure that contains **two three** or more dwelling units which share common walls, floors, or ceilings on a single lot.

a. Plexes. These include **two three** or more attached units on a single lot. They may have single or multiple stories. They share common walls with other dwelling units, but not common floors or ceilings.

b. Apartments and Condominiums. These include **two three** or more attached units on a single lot. They typically have multiple stories. Common walls, floors and ceilings are shared with other dwelling units. Apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included under this use type.

3 4. Dwelling, Accessory Unit. An auxiliary living unit with separate kitchen, living and sleeping facilities in a single-family structure or in a separate accessory building on the same lot as a primarily single-family residence.

4 5. Boarding and Rooming Houses. See Section 17.08.010.

5 6. Family Care Facility. This includes two types of child care services and one type for adults.

a. Family Day Care. As defined by Oregon state statute, refers to the provision of day care services for children, with or without compensation, in the home of the caregiver. Family day care may provide care for six or fewer children full-time, with an additional four or fewer part-time children. During the school year, a family day care provider may care for four additional day care children on the days and during the hours school is not in session. Such children must be at least three years of age up to a maximum of four hours per day. No more than a total of ten children including the provider's own children may be present at any one time.

a. Family Child Care Home. As defined by Oregon state statute, a child care facility in a dwelling that is caring for not more than 16 children and is certified under ORS 329A.280 (When certification required) (2) or is registered under ORS 329A.330 (Registration requirements)

b. Day Care Group Home. As defined by Oregon state statute, is one in which care is provided in the home of the caregiver, with or without compensation, for seven through twelve children. It is subject to certification by the Children's Services Division. For the purposes of this section, 'full-time' is defined as eight or more hours in a twenty-four hour period. 'Part-time' is defined as four or fewer hours in a twenty-four hour period.

b. Child Care Center. As defined by Oregon state statute, a child care facility, other than a family child care home, that is certified under ORS 329A.280 (When certification required) (3).

c. Adult Day Care. A community-based group program designed to meet the needs of functionally or cognitively impaired adults through an individual plan of care. It is a structured, comprehensive program that provides a variety of health, social, and related support services in a protective setting during part of a day but for less than twenty-four hours. These facilities have an enrollment of ten or more individuals.

6. Home Occupation. See Section 17.08.010.

7. Residential Facility. A residential care, residential training, or residential treatment facility licensed or registered by the state (Mental Health and Developmental Services Division) as defined in ORS 443.400 where supervision; protection; assistance while bathing, dressing, grooming or eating; management of money; transportation; recreation; and the providing of room and board or a combination thereof are provided for six or more physically disabled or socially dependent individuals, in one or more buildings on contiguous properties.

A residential facility does not include a residential school; state or local correctional facility; juvenile training school; youth care center operated by a county juvenile department; juvenile detention facility; nursing home; family care facility; or children's or adult day care as defined by state law.

8. Residential Home. A residential treatment or training or an adult foster home licensed by or under the authority of the state (Mental Health and Developmental Services Division), which provides residential care alone or in conjunction with treatment or training or a combination thereof for less than six individuals. These individuals need not be related. Staff persons needed to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

9. Senior Housing. Housing designed and constructed to accommodate the needs of seniors and includes the following as defined in Section 17.08.010, Definitions, specific: independent living, senior apartments, and assisted living facilities. Senior housing does not include nursing facilities.

D. Commercial Use Types.

1. Entertainment. Businesses such as restaurants, cafes, and delicatessens; bowling alleys; health clubs; gyms; and membership clubs and lodges.

2. Professional Office. A use that is conducted in an office setting generally for business, government, professional, medical, or financial services.

Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; television and radio studios; medical and dental clinics, medical and dental labs; and blood-collections facilities.

3. Retail Sales and Service. Businesses that are involved in the sale, lease, or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Such uses are conducted indoors with limited provisions in this title to allow outdoor storage of material or merchandise. Categories and examples of retail sales and service uses include:

a. Sales-Oriented. Stores selling, leasing, or renting consumer, home, and business goods including appliances, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, liquor, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; and food sales.

b. Personal Service-Oriented. Businesses such as branch banks; urgency medical care; dental and medical offices; laundromats; photo or laundry drop-off; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business, martial arts, and other trade schools; dance or music classes; mortuaries; veterinarians; and animal grooming.

c. Repair-Oriented. Businesses such as repair of televisions, bicycles, clocks, watches, shoes, guns, appliances and office equipment; tailor; locksmith; and upholsterer.

d. Drive-Through Facilities. Vehicle drive-up windows associated with restaurants, banks, laundries, photo processing, and similar uses.

e. Quick Vehicle Service. A business that provides direct services for motor vehicles where the driver generally waits in the car before and while the service is performed. The use includes a drive-through facility and the area where the service is performed. Examples include:

i. Full-service and mini-serve gas stations;

ii. Unattended card key stations;

iii. Carwashes; and

iv. Quick lubrication services. This use type does not include servicing of vehicles over ten thousand pounds gross cargo weight (except for gasoline), body repairs, welding, or painting.

f. Vehicle Sales/Rental and Repair. Sale, retail, and/or rental of autos, noncommercial trucks, motorcycles, motorhomes, and trailers less than ten thousand pounds gross cargo weight, together with incidental maintenance, such as automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies. Also, repair of automobiles and light vehicles under ten thousand pounds gross cargo weight, including body repairs, welding and painting.

Uses not included, thus prohibited, as part of this definition are:

i. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation;

ii. Landscape materials stored outside, including bark chips, rock, fertilizer, and compost;

iii. Repair, sale, rental, or leasing of vehicles over ten thousand pounds gross cargo weight, commercial or consumer vehicles, and industrial vehicles and equipment.

4. Tourist Accommodations. This definition includes two use categories:

a. Bed and Breakfast Inn. A structure designed and occupied as a residence in which sleeping rooms are provided on a daily or weekly basis for use by travelers or transients for a charge or fee paid or to be paid for the rental or use of the facility. The bed and breakfast establishment has no more than five guest sleeping rooms provided on a daily or weekly basis for the use of no more than a total of ten travelers or transients at any one time;

b. Motel or Hotel. Establishments primarily engaged in providing lodging services on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests.

E. Industrial Use Types.

1. Manufacturing. The manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, manmade, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

2. Industrial Services. The repair, servicing, and storage of industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and building maintenance services and similar uses can perform services off-site. Few customers, especially the general public, come to the site. Categories and examples of industrial service uses include:

a. Light. These activities are generally conducted indoors, but may have related outdoor activities including parking or storage of operable vehicles and equipment and finished products. Examples include welding shops; machine shops; tool, electric motor, and scientific or professional instruments repair; metal and building materials; towing and vehicle storage; heavy truck servicing and repair; truck stops; building, heating, plumbing, or electrical contractors; printing, publishing and lithography shops; exterminators; janitorial and building maintenance services; laundry, dry-cleaning, and carpet cleaning plants; photo-finishing laboratories; and warehousing.

b. Heavy. Activities are conducted indoors and outdoors, and outdoor activities may include storage of inoperable vehicles and equipment, scrap metal, other salvage or recyclable materials, and stockpiled material such as gravel, construction debris, or compost. Examples include sales, repair, storage, salvage or wrecking of heavy machinery; auto and truck salvage and wrecking; tire retreading or recapping; fuel oil distributors; and solid fuel yards.

3. Wholesale Sales. The sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the public are limited. Products may be picked up on the site or delivered to the customer. Examples include sale or rental machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesale of food, clothing, auto parts, and building hardware.

F. Civic Use Types.

1. Community Services. Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide other service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities are open to the general public or have membership provisions that are open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit, or charitable nature.

Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, drug and alcohol centers, social service facilities, vocational training for the physically or mentally disabled, cemeteries, crematoriums, and mausoleums.

Not included as part of this definition are:

- a. Private lodges;
- b. Clubs; or
- c. Private or commercial athletic or health clubs (these uses are classified as retail sales and service).

2. Hospital. A use which provides medical or surgical care to patients and offers overnight care.

3. Public Facilities. Public uses that provide support, transportation, safety, and emergency services to the general public. Examples include police stations, fire stations, ambulance stations, public utility offices, operations centers, transit stations, and park-and-ride facilities for transit. This definition excludes streets.

4. Religious Assembly. Institutions that are intended to primarily provide meeting areas for religious activities. Examples include churches, temples, synagogues, and mosques. **Includes related facilities such as the following in any combination: Rectory or convent, meeting hall, offices for administration of the institution, or cemetery.**

5. Schools. Public and private kindergarten, primary, elementary, middle, junior high, or high schools that provide state mandated basic education and colleges and trade schools. **Includes related dormitory facilities or staff housing.**

6. Utilities. Infrastructure services which need to be located in or near the area where the service is provided. Basic utility uses generally do not have regular employees at the site. Services may be public or privately provided. Examples include water and sewer pump stations; electrical substations; water towers and reservoirs; stormwater retention and detention facilities; telephone exchanges; and recycling drop-off. This definition excludes wireless communication facilities and structures as defined in this chapter.

G. Open Space Use Types.

1. Parks and Open Space. Public or private land that is primarily left in a natural state or landscaped with few structures. Examples include parks, play grounds, golf courses, public squares, recreational trails, botanical gardens, and nature preserves.

H. Sign-Related Definitions.

1. A-board sign. A double-face temporary rigid sign which is self-supporting.

2. Area of Sign. The area of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. If the sign is enclosed in a frame or cabinet, the area is based on the inner dimensions of the frame or cabinet surrounding the sign face. When a sign is on a base material and attached without a frame, such as a wood board, the dimensions of the base material are to be used. The area of a sign having no such perimeter, border, or base material shall be computed by enclosing the entire area within the parallelogram or a triangle of the smallest size sufficient to cover the entire message of the sign and computing the area of the parallelogram or a triangle. For the purpose of computing the number of signs, all writing included within such sign structure, which shall be counted as one sign per structure.
3. Balloon. See definition under Temporary Sign.
4. Banner. See definition under Temporary Sign.
5. Building Face. The single wall surface of a building facing a given direction.
6. Directional Sign. A permanent sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which the public is directed.
7. Flashing Sign. A sign any part of which pulsates or blinks on and off. This excludes message signs.
8. Freestanding Sign. A sign supported by any structure primarily for the display and support of the sign.
9. Height of Sign. Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used. In the absence of street pavement, the ground level shall be used to measure the height.
10. Lawn Sign. See definition under Temporary Sign.
11. Lighting Methods.
 - a. Direct. Exposed lighting or neon tubes on the sign face;
 - b. Flashing. Lights which blink on and off randomly or in sequence;
 - c. Indirect or External. The light source is separate from the sign face or cabinet and is directed toward the sign so as to shine upon the exterior surface of the sign;
 - d. Internal. A source of illumination from within a sign.
12. Message Sign. A sign with a maximum area of eight square feet, which can change its message electronically and is designed to display various messages, including but not limited to signs displaying time and temperature.
13. Multi-Faced Sign. A sign which has two or more sign faces, contained in a single sign structure.
14. Projecting Sign. A sign that is mounted perpendicular to the face of a building or that hangs from a canopy or awning.
15. Real Estate Sign. A sign for the purpose of rental, lease, sale, etc., of real property, building opportunities, or building space.

16. Roof Sign. A sign any portion of which is displayed above the highest point on the roof.
17. Sign Face. Surface of a sign containing the message. The sign face shall be measured as set forth in the definition for sign area.
18. Temporary Sign. A sign not permanently affixed to a structure on a property. These signs primarily include, but are not limited to, canvas, cloth, or paper banners or posters hung on a building wall or on a permanent pole such as on a free-standing sign support.
 - a. Temporary Rigid Sign. A temporary sign, other than a lawn sign, made of rigid materials such as wood, plywood, or plastic. This includes A-board signs.
 - b. Lawn Sign. A freestanding sign in a residential zone which is exempt from sign permit requirements for one or two signs which do not exceed six square feet per sign face or three feet in height. Examples include real estate signs and election signs.
19. Wall Sign. Any sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the wall.
20. Reader Board. A sign that conveys information about a variety of subjects, including advertising for products or services, travel, news or event information.
21. Scoreboard. A large internally illuminated sign located within a sports stadium or in conjunction with a sporting event field on which the score of the sporting event is shown and intended for viewing primarily by persons participating in such sporting events and/or spectators of such sporting events. (Ord. 2100 § 4, 2023; Ord. 2028 §1, 2016; Ord. 2014 §1(part), 2015; Ord. 1815 §1(part), Exh. D, 2000).

Chapter 17.65
TOD OVERLAY

Sections:

- 17.65.010 Purpose.
- 17.65.020 Area of application.
- 17.65.025 Special conditions.
- 17.65.030 Conflict with other regulations.
- 17.65.040 Land use.
- 17.65.050 Zoning regulations.

17.65.010 Purpose.

The purpose of the Central Point transit oriented development (TOD) overlay is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule.

17.65.020 Area of application.

These regulations apply to the Central Point TOD overlay as shown on the official city comprehensive plan and zoning maps. A development application within the TOD overlay shall comply with the requirements of this chapter.

17.65.025 Special conditions.

On occasion it may be necessary to impose interim development restrictions on certain TOD overlay areas. Special conditions will be identified in this section for each TOD overlay.

A. Eastside Transit Oriented Development Overlay (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.

B. Eastside Transit Oriented Development Overlay (ETOD) Shallow Wells. Prior to development within the ETOD, a water table analysis shall be conducted to determine the local water table depth. Any development impacting the water table will require further analysis to determine the effect on neighboring wells and the development shall be expected to mitigate that impact.

The ETOD agricultural and shallow wells mitigation shall be removed at such time as the urban growth boundary is incorporated and parcels within the ETOD are built to urban standards and connected to city water. (Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 § 4 (Exh. C) (part), 2013).

17.65.030 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. 2100 § 10 (Exh. B), 2023; Ord. 1971 § 4 (Exh. C) (part), 2013; Ord. 1815 § 1(part), Exh. B(part), 2000).

17.65.040 Land use.

Four special zone district categories are applied in the Central Point TOD overlay. The characteristics of these zoning districts are summarized in subsections A through D of this section, with specific uses further defined in Section 17.65.050, Table 1.

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, **duplexes**, attached single-family and lower density multifamily housing types, ~~such as duplex and triplex, for example~~, 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, such as zero lot line and** attached single-family dwellings, **duplexes**, 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, such as multiplexes or apartments, are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential types, including large and standard lot single-family detached housing, 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. 2100 β 10 (Exh. B), 2023; Ord. 1971 β4 (Exh. C) (part), 2013; Ord. 1867 β4(part), 2006; Ord. 1815 β1(part), Exh. B(part), 2000).

17.65.050 Zoning regulations.

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 single-family unit;
- b. An accessory unit shall have a maximum floor area of eight hundred square feet;
- c. The applicable zoning standards in Table 2 shall be satisfied.

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD overlay.

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
<u>Residential</u>							
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, Duplex	P	P	P	L1	L1	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Senior housing	L6	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

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Family Care Facility							
Family day care child care home	P	P	P	N-P	N-P	N	N
Day care group home Child care center	C-N	C-N	P-N	N-P	N-P	N-P	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
<u>Commercial</u>							
Entertainment	N	N	C	P, L7	P, L8, L9	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	L3	L3, L4	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

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
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.

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. **Affordable housing is permitted according to ORS 197A.445(1).**

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

L3--Permitted in existing commercial buildings or new construction with ground floor businesses with multifamily dwellings above ground floor. Maximum floor area for commercial use not to exceed 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.

L6--Permitted only when part of an existing or proposed senior housing project on abutting property under the same ownership within the MMR or HMR district.

L7--Mobile food vendors, pods and mobile food courts are prohibited as provided in Chapter 5.44, Mobile Food Businesses.

L8--Mobile food vendors and pods are subject to the application requirements and provisions in Chapter 5.44, Mobile Food Businesses.

L9--Mobile food courts may be permitted in the GC zone as a conditional use in accordance with Chapter 5.44, Mobile Food Businesses and per Chapter 17.76, Conditional Use Permits.

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	14-15	25	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
Duplexes	3,000 SF (1)	2,700 SF (1)	1,200 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	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
Duplexes	4,500 SF (1)	2,700 SF (1)	1,500 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	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

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Duplexes	50'	30'	18'	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks (k)							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	0'/15'	0'/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.)	10'/NA	10'/NA	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	10'	10'	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) Garage entrance shall be at least 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.
- (k) Where a building setback abuts a public utility easement (PUE), the building setback shall be measured from the furthest protrusion or overhang for the structure to avoid utility conflicts.

(l) For the purposes of calculating maximum density, a duplex shall be counted as a single dwelling unit. A duplex shall be counted as two dwelling units for purposes of calculating minimum density.

(Ord. 2100 § 10 (Exh. B), 2023; Ord. 2089 §2, 2022; Ord. 2064 §5, 2020; Ord. 2047 §1, 2018; Ord. 2034 §§10, 11, 2017; Ord. 2014 §10 (part), 2015; Ord. 2002 §2 (Exh. A) (part), 2015; Ord. 1981 §4 (Exh. D), 2014; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000

Chapter 17.69
CFA OVERLAY (new)

Sections:

- 17.69.010 Purpose.
- 17.69.020 Area of application.
- 17.69.030 Relationship with other regulations.
- 17.69.040 Land uses.
- 17.69.050 Density.
- 17.69.060 Dimensional standards.
- 17.69.070 Development standards.
- 17.69.080 Application review process.
- 17.69.090 Design standards.

17.69.010 Purpose.

The purpose of the Central Point Climate-Friendly Area (CFA) overlay is to promote climate-friendly development where residents, workers, and visitors can meet most of their daily needs without having to drive. The CFA overlay permits a variety of housing, jobs, businesses, and services in an area supported by high-quality pedestrian, bicycle, and transit infrastructure, as required by the Oregon Transportation Planning Rules.

17.69.020 Area of application.

These regulations apply to the Central Point CFA overlay as shown on the official city comprehensive plan and zoning maps. A development application within the CFA overlay shall comply with the requirements of this chapter.

17.69.030 Relationship with other regulations.

The provisions of this chapter apply in addition to other applicable TOD overlay zoning district standards and other requirements of this title. When there is a conflict between the provisions of this chapter and other requirements of this title including the TOD overlay standards, the provisions of this chapter shall govern.

17.69.040 Land uses.

Permitted, limited and conditional uses are allowed according to Table 1 of Section 17.65.050, with the following exceptions:

A. Within areas zoned MMR north of Beebe Road:

1. Large and standard lot and zero lot line single-family dwellings are permitted as a limited use, only as part of a TOD Master Plan subject to Section 17.69.080(A)(1).
2. Child care centers are permitted.

B. Within areas zoned MMR south of Beebe Road:

1. Large and standard lot and zero lot line single-family dwellings are prohibited.
2. Child care centers are permitted.

3. Entertainment uses that are restaurants, cafes, delis or other food and beverage-related establishments are permitted. Mobile food vendors, pods and mobile food courts are prohibited as provided in Chapter 5.44, Mobile Food Businesses.

4. Professional offices are permitted.

5. Sales-oriented, personal service-oriented and repair-oriented retail sales and services are permitted.

6. Community services are permitted.

7. Public facilities are permitted.

8. Schools are permitted.

C. Within areas zoned HMR:

1. Child care centers are permitted.

2. Entertainment uses that are restaurants, cafes, delis or other food and beverage-related establishments are permitted. Mobile food vendors, pods and mobile food courts are prohibited as provided in Chapter 5.44, Mobile Food Businesses.

3. Professional offices are permitted.

4. Sales-oriented, personal service-oriented and repair-oriented retail sales and services are permitted.

5. Community services are permitted.

6. Public facilities are permitted.

7. Schools are permitted.

D. Within areas zoned EC:

1. Attached row houses are permitted as a limited use, only where they are not fronting an arterial.

2. Drive-through facilities are permitted as a limited use, limited to a maximum of two total drive-through facilities within the CFA Overlay. Drive-through facilities are subject to proposed design standards in Section 17.69.090(x).

3. Quick vehicle services are prohibited.

4. Vehicle sales, rental and repair are prohibited.

5. Community services are permitted.

6. Public facilities are permitted.

7. Schools are permitted.

E. Within areas zoned C:

1. Attached row houses are permitted.

2. Duplex dwellings are permitted.

3. Multiplex, apartment and senior housing multifamily dwellings are permitted.
4. Entertainment uses that are restaurants, cafes, delis or other food and beverage-related establishments are permitted. Mobile food vendors, pods and mobile food courts are prohibited as provided in Chapter 5.44, Mobile Food Businesses.
5. Sales-oriented, personal service-oriented and repair-oriented retail sales and services are permitted.
6. Public facilities are permitted.

17.69.050 Density.

The allowable residential density standards in Table 2 of Section 17.65.050 shall apply, with the following exceptions:

- A. No maximum density applies within areas zoned MMR.
- B. A minimum density of 25 units per net acre applies within areas zoned EC.
- C. A minimum density of 15 units per net acre applies within areas zoned C.

17.69.060 Dimensional standards.

The dimensional standards in Table 2 of Section 17.65.050 shall apply, with the following exceptions:

- A. Minimum lot standards do not apply within areas zoned MMR or HMR.
- B. Average minimum lot standards do not apply within areas zoned MMR or HMR.
- C. A maximum front setback of 15 feet on an arterial or 5 feet on all other streets applies within areas zoned EC.
- D. A maximum building height of 50 feet applies within areas zoned MMR or C.

17.69.070 Development standards.

The development standards of Section 17.65.050(F) shall apply, with the following exception:

- A. The required housing mix standard does not apply to developments within the CFA overlay that include all attached row houses or multifamily dwellings.

17.69.080 Application review process.

Development within the CFA overlay shall be subject to the review procedures established in Chapter 17.66, Application Review Procedures for the TOD Overlay, with the following exceptions.

- A. Master plans shall be optional for development or land use applications. Applicants may elect to propose a master plan for:
 1. A development including single-family detached dwelling units within areas zoned MMR north of Beebe Road. A master plan may be approved where the single-family detached dwelling units comprise no more than fifty percent of the total dwelling units, the development meets a minimum density of 20 units per net acre, and the development meets all other CFA overlay standards, applicable TOD standards and master plan requirements of Chapter 17.66, Application Review Process for TOD Overlay.
 2. Any other development.

17.69.090 Design standards.

The design standards of Chapter 17.67, Design Standards—TOD Overlay, and Chapter 17.75, Design and Development Standards, shall apply, with the following exceptions:

A. Block Lengths.

1. For development sites less than 5.5 acres in size (excluding existing rights-of-way but inclusive of any proposed right-of-way dedication), block lengths for public streets shall not exceed 500 feet between through streets, measured along street right-of-way. Where block length exceeds 350 feet, a major off-street bike/pedestrian pathway meeting the requirements of Section 17.67.040(A)(9)(b) shall be provided midblock.
2. Substantial redevelopment of sites 2 to 5.5 acres within an existing block that does not meet the 500-foot block length standard shall provide major off-street bike/pedestrian pathways allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face.
3. For development sites of 5.5 acres or more, block lengths for public streets shall not exceed 350 feet between through streets, measured along street right-of-way. Major off-street bike/pedestrian pathways may not be used to meet this requirement.
4. The block length standards may be modified consistent with Section 17.67.040(A)(5).

B. Transitions in Density. The transitions in density standards in Section 17.67.050(I) shall not apply. The following standard shall apply:

1. Building height within 20 feet of a property line shared with single-family detached dwellings built prior to approval of this code shall be limited to 35 feet.

C. Drive-Through Facility Design. The following standards apply to new developments with drive-through facilities, the addition of drive-through facilities to existing developments, and the relocation of an existing drive-through facility.

1. Pedestrian Service Areas

- a. Drive-through facilities must provide at least one walk-up service area. Examples of a walk-up service area include an indoor service area directly accessible from a public street or an outdoor walk-up service window. Walk-up service areas must be accessible by customers arriving on foot, using a mobility device, or by bicycle. Customers using a walk-up service area must have the same or better access to goods and services as customers using the drive-through. [Vehicle-serving uses] are exempt from this standard.
- b. If the walk-up service area is limited to an outdoor service window, it must meet the following standards:
 - i. The walk-up service area must not also be used by vehicles.
 - ii. The walk-up service area must abut or be connected to a pedestrian amenity space. The space must be hardscaped for pedestrian use, be a minimum of one hundred square feet, and must include benches or seating that provide at least five linear feet of seats. The seating

surface must be at least fifteen inches deep and between sixteen and twenty-four inches above the grade upon which the seating or bench sits.

c. Service access for pedestrians and bicyclists must be connected to the street by a direct and convenient pedestrian walkway.

2. Vehicle Service Areas and Stacking Lanes

a. All driveway entrances, including stacking lane entrances, must be at least fifty feet from any street intersection. If a drive-through facility has frontage on two streets, the drive-through facilities must receive access from the street with the lower classification.

b. Service areas and stacking lanes must not be located between the building and a street lot line.

c. Stacking lanes must be designed so that they do not prevent access to parking stalls. The minimum length of stacking lanes must be a minimum of one hundred-fifty feet for a single stacking lane or seventy-five feet per lane when there is more than one stacking lane. A stacking lane is measured between the lane entrance and the service area.

3. Alternative Design. The applicant may propose an alternative drive-through facility design as a conditional use to be reviewed as provided in Chapter 17.76, Conditional Use Permits. The applicant shall demonstrate that the proposed alternative drive-through facility design equally or better meets the intent of this subsection, and that:

a. The design supports pedestrian-oriented site design and limits the negative impact of facilities oriented to vehicles.

b. The design orients buildings to the sidewalk and offers points of entry and service that can be directly accessed on foot.

c. The design provides visible, safe, and clearly defined routes for pedestrians and bicyclists.

d. The design provides for adequate vehicle queuing space.

Chapter 17.75

DESIGN AND DEVELOPMENT STANDARDS

17.75.039 Off-street parking design and development standards.

All off-street vehicular parking spaces shall be improved to the following standards:

[...]

H. Bicycle Parking. The amount of bicycle parking shall be provided in accordance with Section 17.64.050, **provided that at least one or five percent of required bicycle parking spaces, whichever is more, shall meet the cargo/large bicycle parking space dimensions per Item 2(b)(ii) below,** and constructed in accordance with the following standards:

1. Location of Bicycle Parking. Required bicycle parking facilities shall be located on site in well-lit, secure locations within fifty feet of well-used entrances. Bicycle parking shall have direct access to both the public right-of-way and to a main entrance of the principal use. Bicycle parking may also be provided inside a building in suitable, secure and accessible locations. Bicycle parking for multiple uses (such as in a commercial center) may be clustered in one or several locations.

2. Bicycle Parking Design Standards. All bicycle parking and maneuvering areas shall be constructed to the following minimum design standards:

a. Surfacing. Outdoor bicycle parking facilities shall be surfaced in the same manner as a motor vehicle parking area or with a minimum of a three-inch thickness of hard surfacing (i.e., asphalt, concrete, pavers or similar material). This surface will be maintained in a smooth, durable and well-drained condition.

b. Parking Space Dimension Standards.

i. Standard Bicycle parking spaces shall be at least six feet long and two feet wide with minimum overhead clearance of seven feet.

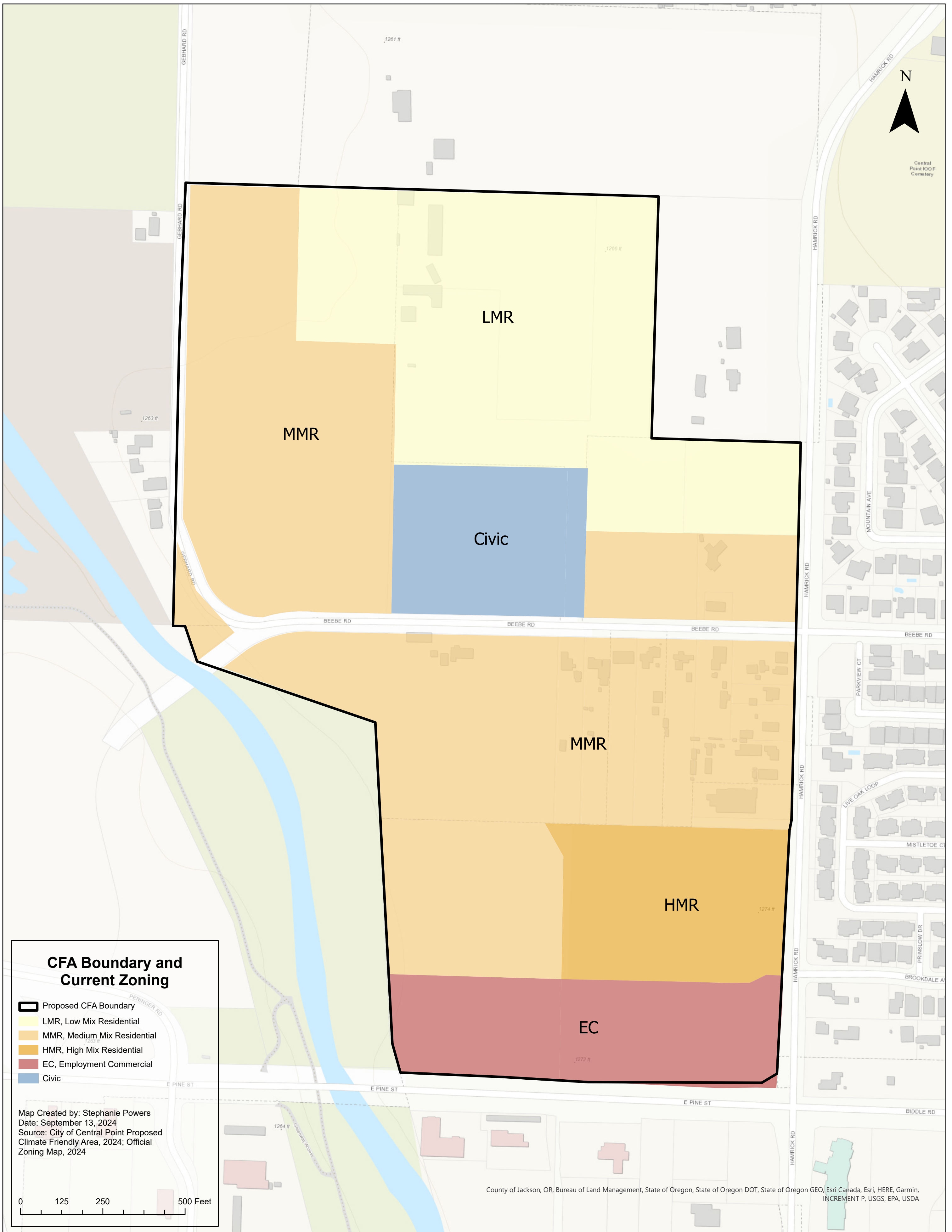
ii. Cargo/large bicycle parking spaces shall be at least eight feet long and three feet wide with minimum overhead clearance of seven feet.

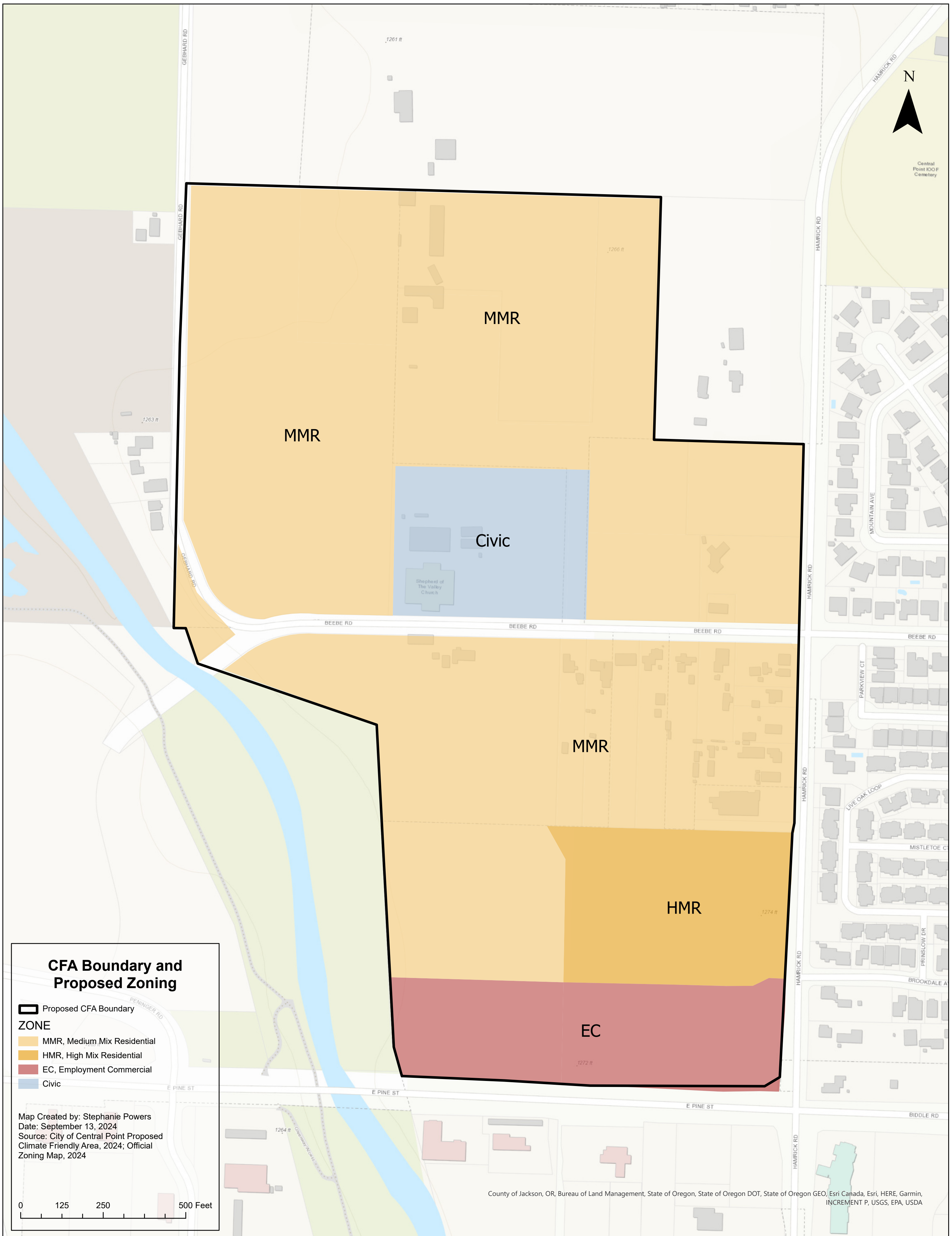
c. Lighting. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use.

d. Aisles. A five-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.

e. Signs. Where bicycle parking facilities are not directly visible from the public rights-of-way, entry and directional signs shall be provided to direct bicycles from the public rights-of-way to the bicycle parking facility.

f. Security. Bicycle parking spaces shall either allow ways to lock at least two points on a bicycle, or be within a lockable space only available to authorized users.





RECOMMENDATION NO. 2025-002

A CITIZEN’S ADVISORY COMMITTEE RECOMMENDATION TO APPROVE A CONSOLIDATED APPLIATION TO AMEND THE COMPREHENSIVE PLAN LAND USE ELEMENT TO DESIGNATE A CLIMATE FRIENDLY AREA OVERLAY AND AMEND THE GENERAL LAND USE DESIGNATION ON 27.6 ACRE FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DESNITY RESIDENTIAL; AMEND THE LAND DEVELOPMENT ORDINANCE IN CPMC 17.08.410 (TOD DEFINITIONS), CPMC 17.65 (TOD OVERLAY), CPMC 17.75.039 (PARKING DESIGN STANDARDS) AND TO ESTABLISH NEW CHAPTER CPMC 17.69 (CFA OVERLAY); AND, AMEND THE ZONING MAP REDESIGNATING 27.6 ACRES FROM LOW MIX RESIDENTIAL TO MEDIUM MIX RESIDENTIAL

(File No. CPA-24001, ZC-24002, ZC-24003)

- Whereas:** The Citizen’s Advisory Committee is group of Central Point citizens that effectuate the goal of promoting and increasing community involvement in all stages of the planning process;
- Whereas:** The Citizen’s Advisory Committee advises the City Council and/or the Planning Commission regarding matters of general community interest including but not limited to: housing, schools, streets, traffic safety, sidewalks, bike paths; public transportation and communication; business and economic development; land use, zoning, building, annexation, subdivisions; police, fire and emergency medical services;
- Whereas:** On January 14, 2025, the Citizen’s Advisory Committee met to consider proposed comprehensive plan, land development code and zoning map amendments, receive community input and make a recommendation to the City Council to approve the land development code amendments with or without changes, or to deny the amendments;
- Whereas:** During the meeting, the Citizen’s Advisory Committee expressed general support for the proposed code amendments on the basis that they are required to bring the City into compliance with recent amendments to Oregon Administrative Rules in OAR 660-012-0300 through 0320 while aligning those changes with the City of Central Point’s vision for its preferred vision to the extent possible.

Now Therefore be It Resolved that on January 14, 2025, during a regular meeting, the City of Central Point Citizen’s Advisory Committee recommended approval of the consolidated application to amend the comprehensive plan, land development code and zoning map.

Kristy Painter, Chairperson

Carrie Reed

Justin Idiart

Kelly Akin

Pamela Allister

John Eaton

(Vacant Position)

Attest:

Karin Skelton, Community Development Specialist