

PLANNING COMMISSION MEETING AGENDA



November 4, 2025

6:00 PM

Email planning@centralpointoregon.gov

to request a Zoom link for virtual participation

www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Correspondence

40. Approval of Minutes

A. Approval of October 7, 2025 Meeting Minutes

50. Public Appearances

60. Business

A. Consolidated Public Hearing for Land Use Element and Land Development Code Amendments

70. Discussion Items

80. Administrative Reviews

90. Miscellaneous

100. Adjournment

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[AGENDA_FOOT]

**PLANNING COMMISSION
MEETING
MINUTES**



October 7, 2025
6:00 PM
Email planning@centralpointoregon.gov
to request a Zoom link for virtual participation
www.centralpointoregon.gov

1 Meeting Called to Order

The meeting was called to order at 6:00 PM

2 Roll Call

Commissioners Alicia Van Riggs (chair), Tom Van Voorhees, Kay Harrison, Jim Mock, Rick Aarons and Royce Chambers were present. Also in attendance were Planning Director Stephanie Powers, Community Planner Cecelia Bagnoli and Planning Secretary Karin Skelton.

3 Correspondence

Revised Resolution 936

4 Approval of Minutes

A. Approval September 2, 2025 Meeting Minutes

Jim Mock made a motion to approve the September 2, 2025 minutes. Kay Harrison seconded. ROLL CALL: Tom Van Voorhees, yes; Jim Mock, abstain, Rick Aarons, abstain; Kay Harrison, yes; Royce Chambers, yes. Motion Passed.

5 Public Appearances

Matthew Headley

Mr. Headley stated he was concerned that future development at the location of the proposed vacation might be inconsistent with the residential area. Specifically he was concerned a future use such as a food distribution facility might increase transient activity.

Ms. Powers assured Mr. Headley that any proposed use would be regulated by the City's municipal code.

6 Business

The Public Hearing was opened

A. Public Works Corporation Yard Alley Right-of-Way Vacation

Chairperson Alicia Van Riggs read the legislative public hearing statement. No conflicts of interest were declared.

Planning Director Stephanie Powers presented the staff report for the City-initiated request to vacate a 20 foot by 221.12 foot portion of undeveloped public right of way on the Public works Corporation Yard property. She explained there were no public utilities located there. the vacation would return the unused right-of-way to the adjoining property owner and remove conflicts with existing improvements.

She explained the noticing procedure and the approval criteria.

There was no public testimony.

The Public Hearing was closed.

Jim Mock made a motion to approve Resolution No. 936 recommending the City Council approve the City-Initiated Vacation of a Portion of the 20-foot Wide Alley Right-of-Way within Block 34 of the "Town of Central Point" Plat. Kay Harrison seconded.

The Commissioners discussed the configuration of the property and the water reservoir facility.

ROLL CALL: Tom Van Voorhees, Yes; Kay Harrison, yes; Jim Mock, yes; Rick Aarons, yes; Royce Chambers, yes. Motion passed.

7. Discussion Items

8. Administrative Reviews

9. Miscellaneous

Ms. Powers stated the CAC meeting on October 21, 2025 will hear an update on Island Annexations and Comprehensive Plan and zoning updates.

FEMA is still evaluating Endangered Species Act compliance in the floodplain management requirements.

Ms. Powers introduced Cecelia Bagnoli, the City’s new Community Planner 1.

Chair Alicia Van Riggs gave a brief overview of the League of Oregon Cities Conference she and Commissioner Kay Harrison had attended. Ms. Harrison agreed it had been a good conference with a lot of information.

Commissioner Rick Aarons expressed concern regarding possible traffic and pedestrian conflicts near Crater Highschool. He suggested the possibility of installing a flashing pedestrian signal and Ms. Powers said she would inform Public Works about his concern.

10 Adjournment

Alicia Van Riggs made a motion to adjourn. It was seconded by Royce Chambers. The meeting adjourned at 6:36 p.m.

The foregoing minutes of the October 7, 2025, Planning Commission meeting were approved by the Planning Commission at its meeting on November ____, 2025.

Alicia Van Riggs
Planning Commission Chair



CITY OF CENTRAL POINT, OREGON

Staff Report

Land Use Element Amendment – File No. CPA-25001]
Land Development Code Amendment (Title 16 and 17) – File No. ZC-25002

November 4, 2025

Item Summary

Consider a consolidated application to amend the Land Use Element of the Comprehensive Plan and Title 16 (Subdivisions) and Title 17 (Zoning) in the Central Point Municipal Code. Applicant: City of Central Point.

Staff Source

Stephanie Powers, Planning Director

Background

The City is proposing amendments to the Comprehensive Plan Land Use Element and Land Development Code in Title 16 (Land Divisions) and Title 17 (Zoning). The purpose of these amendments is to strengthen the City's ability to more efficiently and effectively promote urbanization of the 2022 Urban Growth Boundary (UGB) areas by adding an Exclusive Agriculture (EA) Overlay and Holding Zones that add flexibility for phased annexation and development. Additionally, the proposed changes modernize and streamline the Land Use Element and Land Development Code for improved clarity and usability. There are refinements that eliminate conflicts, provide improved cross-references, and adopt best practices.

The proposed amendments are being processed as a consolidated application. There will be one public hearing to receive information, testimony, and arguments on the proposed legislative changes. However, the Planning Commission will consider the proposal, and make two separate recommendations to the City Council on 1) the Land Use Element Amendments; and 2) The Land Development Code Amendments.

Provided below is a summary of the changes that will be considered at the November 4, 2025 Planning Commission Meeting.

Land Use Element Amendments

The Land Use Element of the Comprehensive Plan is closely coordinated with the Housing, Economic, Parks and Recreation and Transportation Elements. While the role of those Elements is to establish the City's land needs over a 20-year planning horizon, the role of the Land Use Element is to provide the spatial framework for how those needs are distributed over the land. This growth management framework includes land use classifications, overlays and policies.

Key Changes to the Land Use Element include the following:

1. **Content Updates.**

- Exclusive Agriculture (E-A) Overlay – Added as a tool to allow active farms to annex into the City while continuing agricultural use and retaining tax benefits until urban development is appropriate.
- Residential Holding Zone (R-00) and Employment Holding Zone (E-00) – Clarified as interim zoning designations available at annexation. These preserve existing uses until facilities are adequate for urban development.
- Residential Development Strategies (Section 6.3) – Existing content on infill, redevelopment, and small-town character was reorganized under a new heading. This change highlights them as clear strategies rather than background commentary, making them more usable in implementation.
- Statewide Planning Goals (Section 2.2) – Updated to explicitly reference Goal 2 requirements and to include a new table showing how each Goal is addressed within the Comprehensive Plan.
- Regional Plan and Performance Indicators (Sections 2.4–2.6) – Consolidated previously redundant content. Now presented as a clear narrative with a summary table of Performance Indicators and a dedicated section on Activity Centers.

2. **Structural and Formatting Improvements.**

- Reorganized Residential Land Use section for clarity:
 - Classifications → Holding Zone → Plan Map → Strategies → Zoning/Density → Adjustments → Goals/Policies.
- Applied consistent formatting across all land use classifications: Purpose, Context, and Supporting Zoning Districts.
- Updated and expanded tables for residential densities, employment classifications, and overlays, with clear titles and references.
- Streamlined language throughout to reduce jargon, eliminate redundancy, and improve readability without changing substance.

3. **Policy Continuity.**

- Staff has proposed two new Parks policies. These do not change the substance of existing policy but reinforce objectives in the Parks Element related to open space preservation and land development.

- Existing policies remain in place but are easier to locate and interpret.
- Density requirements, benchmarks and land needs remain consistent with the Housing Element Regional Plan Element, and Statewide Planning Goals.

This update modernizes the Land Use Element by making it clearer, more consistent, and easier to implement, while maintaining the City’s adopted land use policies. The changes enhance transparency, strengthen compliance with state and regional requirements, and ensure that the Comprehensive Plan remains a practical and effective tool for guiding Central Point’s growth.

The Land Use Element update provides the policy foundation for Central Point’s urbanization strategy, while the proposed amendments to Titles 16 and 17 establish the implementing framework. Together, these updates create a clear, objective, and coordinated pathway from annexation through zoning and land division, ensuring that the City’s long-range plans are supported by consistent procedures and development standards.

Land Development Code Amendments

The City is proposing a comprehensive package of amendments to Titles 16 (Subdivisions) and 17 (Zoning) of the Central Point Municipal Code. The purpose of the update is to modernize and streamline land-use and development procedures; establish clear, objective, and consistent standards; and align local regulations with state law (ORS 92, ORS 222, and statewide planning goals).

The Land Development Code amendments include updates to multiple chapters of the Subdivision (Title 16) and Zoning (Title 17) ordinances. These are summarized below:

Title 16—Subdivisions (*Renamed to Land Divisions*)

The amendments reorganize, clarify, and modernize subdivision and partition procedures to ensure procedural transparency, objective approval criteria, and consistency with ORS Chapter 92.

Key updates include:

- Revised chapters for Tentative Plans, Final Plats, Improvements, and Blocks and Lots to provide clear purpose, applicability and submittal requirements; and
- New Chapter 16.26 (Reserve Acreage) allowing phased development and interim parceling for new subdivisions.

Following review by the City Attorney and coordination with Public Works

Title 17 – Zoning

The amendments focus on aligning zoning districts and overlay standards with long-range planning objectives and updated subdivision procedures. These are summarized in Attachment 1 and provided in Attachment 2. Highlights include:

- Repeal of outdated Planned Unit Development standards in Chapter 17.68. The City will rely on master planning moving forward.
- New Exclusive Agriculture (EA) Overlay in Chapter 17.68 to allow working farms to annex while maintaining agricultural use and tax benefits until urban development occurs.
- Holding Zones (R-00 and E-00) to preserve existing uses for properties in the EA Overlay until public facilities are available for urban-level development.
- Consolidation of the Transit Oriented Development (TOD) Overlay (17.65, 17.66 and 17.67 into 17.65) into one chapter, with updated provisions for wall signage and master-planned large format retail.;
- Reserved chapters for future Environmental and Airport Overlays (17.66 and 17.67); and
- Amended 17.94, Annexations and 17.12, Zoning Districts to align with the EA Overlay and Holding zones.

Citizen’s Advisory Committee (CAC) Review

The CAC reviewed the proposed amendments to the Land Use Element and Land Development Code at their October 21, 2025 meeting. The CAC’s review included a the addition of the Employment Holding Zone (E-00) framework, which was omitted in the original draft. The framework parallels the Residential Holding Zone framework. After discussion and receiving public input, the CAC voted to recommend approval of both the Land Use Element and Land Division Amendments.

Following the CAC review, staff coordinated with the City Attorney and Public Works Department to refine the draft code updates for clarity, legal precision, and alignment with Public Works Standards. The refinements maintain the original intent of the amendments presented to the CAC while improving usability and administrative consistency.

1. Tentative Plan Extensions (Section 16.10.070(C))

Following legal review, Section 16.10.070(C) was clarified to ensure extensions are processed consistently under Type I procedures under CPMC 17.05.200 and may be approved in one-year increments up to five years. Added provisions for extraordinary circumstances—including market conditions, infrastructure delays,

or agency permitting—allowing limited extensions beyond five years when justified. Updated criteria to specify that extensions may be approved only when no changes to the Comprehensive Plan or Development Code create a conflict; if such a conflict exists, the applicant may request review as a modification under CPMC 17.09.300.

2. Final Plat Approval Criteria (Section 16.12.050(C))

Added a requirement that public dedications be **free and clear of all liens or encumbrances**, consistent with ORS 92.095(1)(e), while allowing public utility easements to remain if approved by the Public Works Director. Clarified that documentation verifying clear title (partial release or subordination) must be provided before final plat signatures.

3. Refinements to Chapters 16.24 (Lots and Blocks) and 16.26 (Reserve Acreage)

Enhanced integration with Public Works Standards by clarifying pedestrian/bicycle accessway and utility easement requirements, and that responsibility for repair, replacement and relocation of improvements within a PUE are the sole cost of the property owner.

In 16.26 (Reserve Acreage), renamed the *Conceptual Master Plan* to *Conceptual Future Development Plan* to avoid confusion with formal Master Plan applications. Clarified that reserve tracts must demonstrate logical street extensions, access easements, and future development potential consistent with the Transportation System Plan. Replaced deed restrictions with enforceable plat notes to restrict premature development.

Issues/Policy Analysis

No significant policy issues were identified. The amendments improve clarity, consistency, and implementation of existing City policies.

Findings of Fact and Conclusions of Law

I. Comprehensive Plan Text Amendment – Land Use Element.

The proposed amendments to the Land Use Element of the City of Central Point Comprehensive Plan have been reviewed against the applicable criteria for Major Amendments pursuant to CPMC 17.96 as set forth below and found to comply.

17.96.100 Amendments--Purpose.

The purpose of this chapter is to provide procedures for amendments to the city's comprehensive plan, including amendments to the urban growth boundary, that may be necessary from time to time as the public necessity and convenience and general welfare requires. Amendments may be made to the comprehensive plan by following the procedural requirements set forth in Section [17.05.500](#) and this chapter.

Finding 17.96.100: *The amendments to the Land Use Element are being reviewed consistent with the procedural requirements in CPMC 17.05.500 and this Chapter is provided in the purpose statement and demonstrated in these findings.*

Conclusion 17.96.100: *Consistent.*

17.96.200 Initiation of amendments.

A proposed amendment to the comprehensive plan or urban growth boundary may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or
- C. An application by one or more property owners, or their agents, of property affected by the proposed amendment.

Finding 17.96.200: *On June 26, 2025, the City Council approved Resolution No. 1833, a Resolution declaring the City Council's intent to initiate amendments to the Comprehensive Plan and Central Point Municipal Code Titles 16 and 17 to Establish an Exclusive Agriculture Overlay, Residential and Employment Holding Zones, and to Refine Provisions Related to Land Divisions, Land Use and Minimum Density Standards. The application to amend the Land Use Element carries out direction provided by Council resolution consistent with 17.96.200(B).*

Conclusion 17.96.200: *Consistent.*

17.96.300 Major revisions and minor changes.

Proposed amendments to the comprehensive plan, including urban growth boundary amendments, are categorized as either major or minor amendments as defined in Section [17.10.300](#). Proposals for major revisions shall be processed as a Type IV procedure per Section [17.05.500](#). Proposals for minor changes shall be processed as a Type III procedure per Section [17.05.400](#).

Finding 17.96.300: *The proposed text amendment to the Land Use Element establishes a new Exclusive Agriculture Overlay and Holding Zones. Additional changes clarify existing policy, establish parallel structure and formatting for usability and access. The revision of policy language is consistent with a major amendment; therefore, the application has been processed using Legislative procedures set forth in CPMC 17.05.500.*

Conclusion 17.96.300: *Consistent.*

17.96.400 Submittal timing of proposals.

Applications for an amendment to the comprehensive plan, or urban growth boundary, may be submitted at any time. Once accepted proposals shall be scheduled by the city council by resolution of intent. The applications and review thereof shall conform to the provisions of Chapter [17.05](#) and all applicable laws of the state.

***Finding 17.96.400:** The application was initiated on June 26, 2025.*

***Conclusion 17.96.400:** Consistent.*

17.96.500 Approval criteria.

A recommendation or a decision to approve or to deny an application for an amendment to the comprehensive plan, or urban growth boundary shall be based on written findings and conclusions that address the following criteria:

A. Approval of the request is consistent with the applicable statewide planning goals;

***Finding 17.96.500(A):** The proposed Land Use Element update is consistent with the Statewide Planning Goals. The amendments clarify and reorganize existing policy language without changing the City’s adopted goals, policies, or land use designations. The Exclusive Agriculture (EA) Overlay and Holding Zones (R-00, E-00) implement Goal 14 (Urbanization) by providing an orderly, phased approach to urban development consistent with regional planning agreements. The update also supports Goal 10 (Housing), Goal 9 (Economic Development), and Goal 11 (Public Facilities) by maintaining adequate land supply and ensuring that annexations occur only when public services are available.*

***Conclusion 17.96.500(A):** Consistent.*

B. Approval of the request is consistent with the Central Point comprehensive plan;

***Finding 17.96.500(B):** The amendments maintain alignment with the City’s adopted Comprehensive Plan. The Land Use Element revisions improve internal consistency among the Housing, Economic, and Parks Elements by establishing a clear framework for how residential, employment, and civic land needs are distributed. The new EA Overlay and Holding Zones implement the 2022 UGB Amendment and support long-term growth management strategies identified in the Regional Plan Element.*

Conclusion 17.96.500(B): Consistent.

C. For urban growth boundary amendments findings demonstrate that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding 17.96.500(C): *This criterion applies to UGB amendments. No boundary change is proposed.*

Conclusion 17.96.500(C): Not applicable.

D. The amendment complies with OAR [660-012-0060](#) of the Transportation Planning Rule.

Finding 17.96.500(D): *The Transportation Planning Rule (OAR 660-012-0060) applies when a proposed amendment would significantly affect a transportation facility. Because these amendments are text-based and do not change land use designations, allowable densities, or trip generation assumptions, they qualify for exemption under OAR 660-012-0060(2)(a).*

Conclusion 17.96.500(D): Not applicable.

II. Land Development Code Amendment – Title 16 (Subdivisions) and Title 17 (Zoning)

The proposed amendments to the Title 16 (Subdivisions) and Title 17 (Zoning) of the Central Point Municipal Code have been reviewed against the applicable criteria for Zoning Text Amendments pursuant to CPMC 17.10 as set forth below and found to comply.

17.10.100 Purpose.

The purpose of this chapter is to provide standards and procedures for major and minor amendments to this code or the Central Point city zoning map (zoning map), herein referred to as “map or text amendments.”

Finding 17.10.100: *The proposed amendments to Title 16 and Title 17 are being processed in accordance with the requirements of this Chapter as provided in CPMC 17.05.100, Table 17.05.1 consistent with the purpose of this chapter.*

Conclusion 17.10.100: Consistent.

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or for zoning map amendments;
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state

Finding 17.10.200: *On June 26, 2025, the City Council approved Resolution No. 1833, a Resolution declaring the City Council’s intent to initiate amendments to the Comprehensive Plan and Central Point Municipal Code Titles 16 and 17 to Establish an Exclusive Agriculture Overlay, Residential and Employment Holding Zones, and to Refine Provisions Related to Land Divisions, Land Use and Minimum Density Standards. The application to amend Title 16 and 17 carries out direction provided by Council resolution consistent with 17.10.200(B).*

Conclusion 17.10.200: *Consistent.*

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section [17.05.500](#).

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section [17.05.400](#). The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Finding 17.10.300: *The proposed amendment is to the text of the City’s land division and zoning ordinances, which constitute policy related to the use, development and division of land. Consequently, the proposed application constitutes a Major Amendment consistent with 17.10.300(A).*

Conclusion 17.10.300: *Consistent.*

17.10.400 Approval criteria.

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Finding 17.10.400(A): *The proposed text amendments are consistent with the Statewide Planning Goals by maintaining clear, objective, and legally defensible standards for land division and zoning. They implement Goals 2, 10, 11, and 14 by aligning local procedures with state law (ORS 92, ORS 222) and ensuring coordinated urbanization, public facility planning, and housing capacity.*

Conclusion 17.10.400(A): *Consistent.*

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Finding 17.10.400(B): *The amendments implement the updated Land Use Element and are consistent with the Comprehensive Plan. They improve procedural transparency and cross-references between Titles 16 and 17, ensuring that subdivision approvals, zoning designations, and annexation procedures operate as an integrated framework.*

Conclusion 17.10.400(B): *Consistent.*

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding 17.10.400(C): *This criterion applies to map amendments. While no zoning map change is proposed, the updates strengthen compliance with the Public Facilities Element by requiring demonstration of service availability or adequacy prior to annexation and development.*

Conclusion 17.10.400(C): *Not applicable.*

D. The amendment complies with OAR [660-012-0060](#) of the Transportation Planning Rule.

Finding 17.10.400(D): *The proposed text amendments do not change the Transportation System Plan or alter land use intensity; therefore, no further analysis under OAR 660-012-0060 is required.*

Conclusion 17.10.400(D): *Not applicable.*

III. Summary Conclusion

The proposed Comprehensive Plan and Land Development Code amendments are consistent with applicable criteria under CPMC 17.96 and 17.10. The amendments maintain policy continuity, improve code clarity and implementation efficiency, and strengthen alignment with state law and regional planning objectives. Staff finds that the proposal satisfies all procedural and substantive requirements for legislative adoption.

Action

Conduct a public hearing and receive testimony on the consolidated application to amend the Land Use Element and Land Development Code in Title 16 and 17 and recommend the City Council:

- Make a duly seconded motion, deliberate and vote to 1) Approve 2) Approve with Revisions or 3) Deny the proposed amendments to the Land Use Element; and
- Make duly seconded motion, deliberate, and vote to 1) approve, 2) approve with revisions or 3) deny the proposed amendments to Title 16 and Title 17.

Recommendation

Staff recommends approval of the amendments to the Land Use Element and the Land Development Code.

Attachments

- 1 – Land Use Element (Clean Copy)
- 2 – 16.10 Tentative Plans (Clean Copy)
- 3 – 16.12 Final Plats (Clean Copy)
- 4 – 16.16 Improvements (Clean Copy)
- 5 – 16.24 Lots and Blocks (Clean Copy)
- 6 – 16.26 Reserve Acreage (Clean Copy)
- 7 – 17.12 Zoning Districts (Redline)
- 8 – 17.65 Transit Oriented Development (TOD) Overlay (Clean Copy)
- 9 – 17.66 Environmental Overlay—Reserved (Clean Copy)
- 10 – 17.67 Airport Overlay—Reserved (Clean Copy)
- 11 – 17.68 Exclusive Agriculture Overlay—New/Replaces Planned Unit Developments
- 12 – 17.94 Annexations (Redline)
- 13 - CAC Recommendation No. 2025-02

14 – CAC Recommendation No. 2025-03

15 – Resolution No. 937

16 – Resolution No. 938

**Note: Redline copies are available upon request.*



Land Use Element

2018-2038

City of Central Point Comprehensive Plan

City Council
March 8, 2018
Ordinance No. 2043

Updated
March 13, 2025
Ordinance No. 2124

Updated
December __, 2025
Ordinance No.

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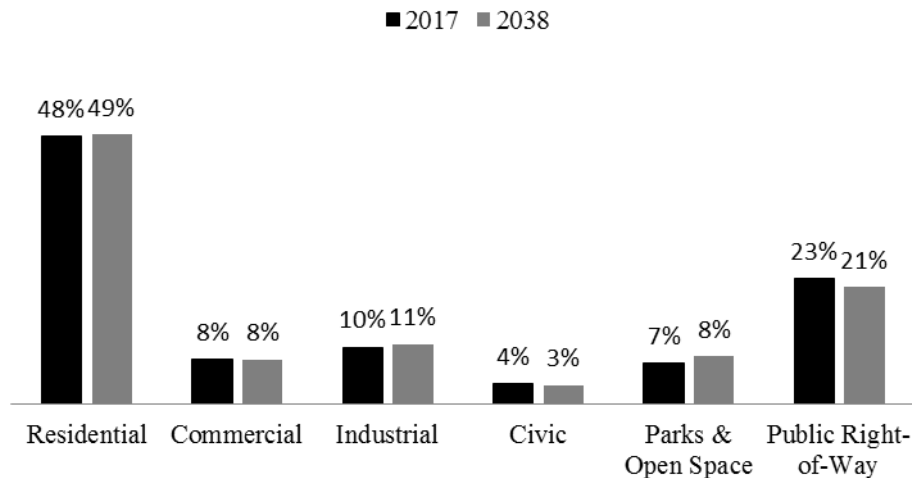
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1 Executive Summary

The City’s urban area encompasses approximately 3,100 acres. Every parcel is assigned to one of six (6) primary land use classifications, supported by nine (9) secondary land use classifications, and six (6) overlay districts, for a total of twenty-one (21) land use classifications. The percentage distribution of land 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—including Population, Housing, Economic, Regional, and Parks and Recreation--to determine the quantity and type of land needed to accommodate the City’s current and future population growth. During the 2018-2038 planning period, the City is projected to grow by 5,580 residents¹ creating demand for 2,230 new housing units. To accommodate the expected population growth the City will need an additional 325 gross acres across all land use classifications. By 2038, the overall distribution of land uses (Figure 1.1) is expected to remain very similar to today’s, signifying no major changes in land use policy. As in the past, Residential land use will remain the dominant land use, followed by Right-of-Way.

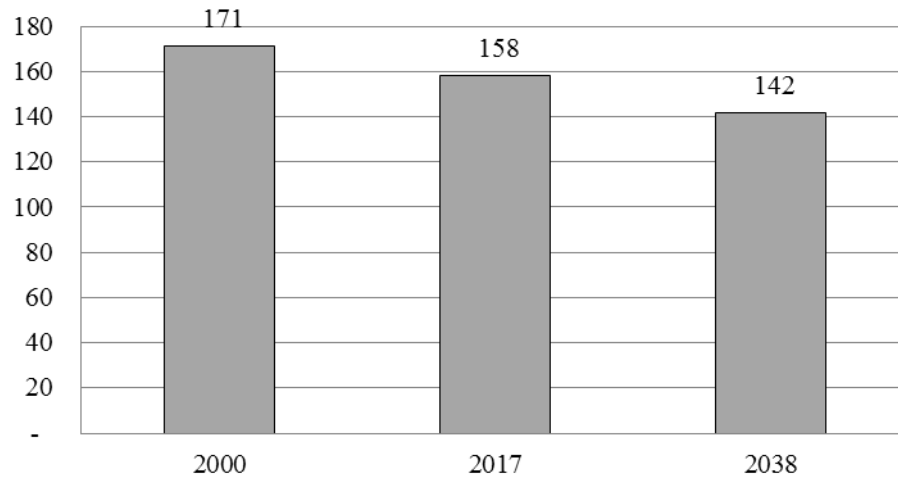
Another useful measure of land use is the ratio of acres per 1,000 residents. Unlike percentage share, this ratio highlights the efficiency of land use over time. In 2000², the developed land ratio was 171 acres per 1,000 residents. By 2017 it had declined to 158 acres per 1,000 residents. By 2038, based on current minimum density policies, it is expected to drop further to 142 acres per 1,000 residents. A lower ratio reflects more efficient land use, which in this case is driven by the adoption of a minimum residential density of 6.9 dwelling units per gross acre³.

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 a key driver of efficiency in residential development—is the Regional Plan Element, adopted in 2012. The Regional Plan established eight Urban Reserve Areas (URAs) and a set of Performance Indicators (PIs). URAs identify lands that are eligible for future inclusion in the Urban Growth Boundary (UGB) and eventual annexation, subject to demonstrated need and compliance with applicable PIs. Of particular importance to this Element are the requirements for Concept Plans (covering both land use and transportation) prior to UGB expansion. Concept Plans must also address minimum density standard and the creation and monitoring of Activity Centers (mixed-use/pedestrian friendly areas).

The Regional Plan Element requires that the City monitor residential and employment development within Activity Centers to ensure compliance with benchmarks initially established in 2009 Regional Transportation Plan. Central Point has identified fourteen (14) Activity Centers within the UGB, with additional centers expected as the City grows into the URAs.

Over the course of the 20-year planning period, the only certainty is that this Land Use Element will continue to evolve. Like all elements of the Comprehensive Plan, this Element is intended to serve as a “living” document— one that adapts to changing circumstances while upholding the community’s core values and long-term vision.

2 Introduction

The Land Use Element establishes the overall pattern of land use in Central Point and serves as the framework for other Comprehensive Plan elements. It identifies land use classifications, their location, and their general relationship to one another within the City’s Urban Growth Boundary (UGB).

The Land Use Element is closely coordinated with the Housing, Economic, Parks and Recreation, Transportation, Environmental, and Regional Plan Elements. While those elements establish the quantitative land needs of the community, the Land Use Element provides the spatial framework for how those needs are distributed on the land.

Together, these elements guide annexation, zoning, and development decisions to ensure that growth occurs in an orderly, efficient, and balanced manner.

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 land use 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.)

The Land Use Element does not determine how much of a particular land use is needed. It determines where that land use will be sited and how it will be managed to achieve the City's 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 325 gross acres to its urban area.

The Land Use Element is comprised of two components:

- Text. Describes 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.
- Map. Identifies the spatial distribution of all lands in the City's urban area and designates each property with a specific land use classification. The amount of land within each classification 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:

- Buildable Lands Inventory
- State Land Use Guidelines
- Central Point Forward, A City Wide Strategic Plan
- Regional Plan Element

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 the following key 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).

2.2 Statewide Planning Goals

Oregon’s Statewide Planning Goals establish the framework for all local land use planning. There are nineteen (19) of which only thirteen (13) directly apply to Central Point. Goal 2: Land Use Planning requires that comprehensive plans include a factual basis and clear policy direction to guide land use decisions and actions.

Each City and County comprehensive plan must:

- Identify issues and problems;
- Include inventories and other factual information for each applicable goal;
- Evaluate alternative courses of action and ultimate policy choices; and
- Balance social, economic, energy and environmental needs.

City, county, state and federal agency and special district plans and actions related to land use must be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.

Central Point’s Comprehensive Plan addresses each of the applicable Statewide Planning Goals through its various elements. Some goals are fully addressed within the Land Use Element, while others are addressed in specialized elements such as Housing, Economic, Transportation and Parks and Recreation. Table 2.1 below provides a crosswalk of how each Goal is implemented within the Comprehensive Plan.

Table 2.1 – Statewide Planning Goals and Comprehensive Plan Elements

Statewide Planning Goal	Comprehensive Plan Element(s)
Goal 1 – Citizen Involvement	Community Involvement Program (Part 1)
Goal 2 – Land Use Planning	Land Use Element (land use classifications, overlays, maps, and growth management policies)
Goal 3 – Agricultural Lands	Addressed within the Land Use Element (Exclusive Agriculture Overlay; Regional Plan consistency)

Statewide Planning Goal	Comprehensive Plan Element(s)
Goal 4 – Forest Lands	<i>Not directly applicable within Central Point’s urban area; addressed at County level</i>
Goal 5 – Natural Resources, Scenic & Historic Areas, Open Spaces	Land Use Element (Environmental Overlay and natural resource protections); Parks & Recreation Element; Environmental Element
Goal 6 – Air, Water, and Land Resources Quality	Land Use Element (environmental overlays, resource protections); Environmental Element; Public Facilities (stormwater, wastewater policies)
Goal 7 – Areas Subject to Natural Hazards	Environmental Element
Goal 8 – Recreational Needs	Parks Element
Goal 9 – Economic Development	Economic Element
Goal 10 – Housing	Housing Element
Goal 11 – Public Facilities & Services	Public Facilities Element
Goal 12 – Transportation	Transportation System Plan (TSP) / Transportation Element
Goal 13 – Energy Conservation	Energy Conservation Element
Goal 14 – Urbanization	Urbanization Element (Urbanization & Growth Management policies; annexation and UGB procedures)
Goal 15 – Willamette River Greenway	<i>Not applicable to Central Point</i>
Goals 16–19 – Estuarine Resources, Coastal Shorelands, Beaches & Dunes, Ocean Resources	<i>Not applicable to Central Point</i>

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.”

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.

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

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

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.

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 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 abut 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.

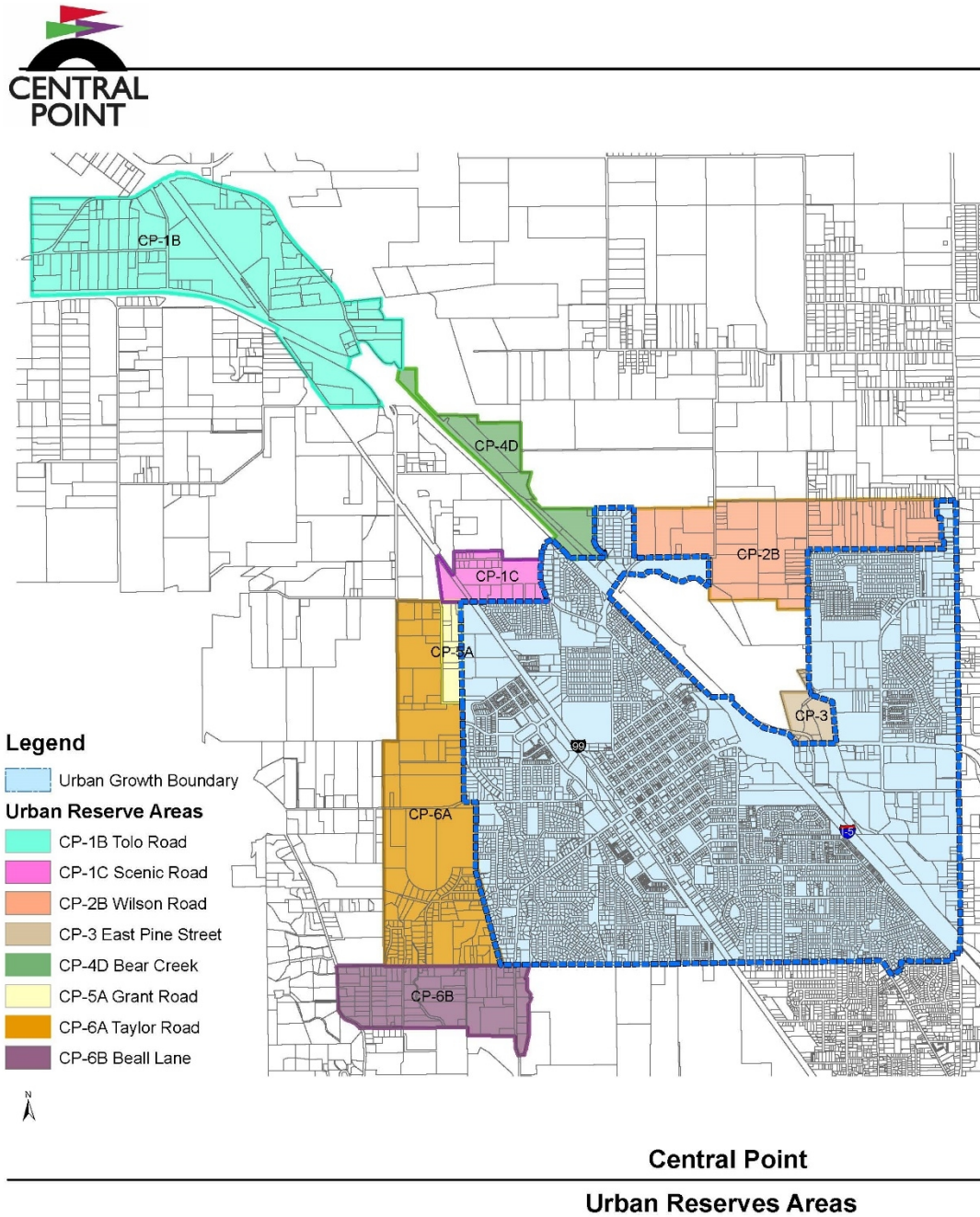
⁶ City of Central Point Regional Plan Element, Section 4.1 Performance Indicators

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

⁹ ORS

Figure 2.1 UGB and URAs



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 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 design can evolve.

2.6 Performance Indicators

The Regional Plan Element (2012) established Performance Indicators (PIs) that apply whenever land is brought into the City’s Urban Growth Boundary (UGB) from the designated Urban Reserve Areas (URAs) ¹⁰. These PIs are mandatory requirements designed to ensure that new development supports regional goals for density, transportation and activity centers.

Table 2.2 – Regional Plan Performance Indicators Performance Indicator (PI)	Requirement	Regional Plan Element (RPE) Reference
Residential Density	Lands in URAs and UGB (outside city limits) must achieve a minimum density of 6.9 dwelling units per gross acre (2010–2035) and 7.9 du/gross acre (2036–2060) . Higher densities inside city limits may offset this requirement.	RPE §3.1.1.1
Mixed-Use / Pedestrian- Friendly Areas	Cities must meet RTP benchmarks for the share of housing and employment located in Activity Centers . Offsets are allowed if the City or region as a whole exceeds targets.	RPE §3.1.1.2
Conceptual Transportation Plan	Conceptual transportation plans must be prepared for URAs before UGB amendments. Plans identify regionally significant arterials, transit corridors, and bike/pedestrian facilities,	RPE §3.1.1.3

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

	in collaboration with RVMP0, Jackson County, irrigation districts, and others.	
Conceptual Land Use Plan	A Conceptual Land Use Plan is required prior to UGB amendments. Plans must show how residential density targets, land use distribution, transportation infrastructure, and Activity Centers will be achieved.	RPE §3.1.1.4
Activity Centers	Development must support creation of Activity Centers (mixed-use, pedestrian-friendly areas) that provide a mix of housing, jobs, services, and amenities within walkable neighborhoods.	RPE §3.1.1.4.1
Additional PIs	Other PIs address resource land protection, regionally significant transportation corridors, and monitoring/reporting requirements. These are detailed in the Regional Plan Element.	RPE §§3.1.1.5–3.1.1.8

This section summarizes the PIs for ease of reference. The full text of each PI is contained in the Regional Plan Element. The Land Use Element adopts these requirements by reference and recognizes them as binding conditions for UGB amendments, annexations and related development approvals.

2.6.1 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 places 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 retaining and creating neighborhoods with a strong sense of community identity. Activity Centers also support the City’s long-standing goal of maintaining its small town atmosphere¹¹ while accommodating growth in a compact and efficient pattern that ultimately supports transit use.

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

¹¹ City of Central Point Forward Fair City Vision 2020, a City Wide Strategic Plan, 2007

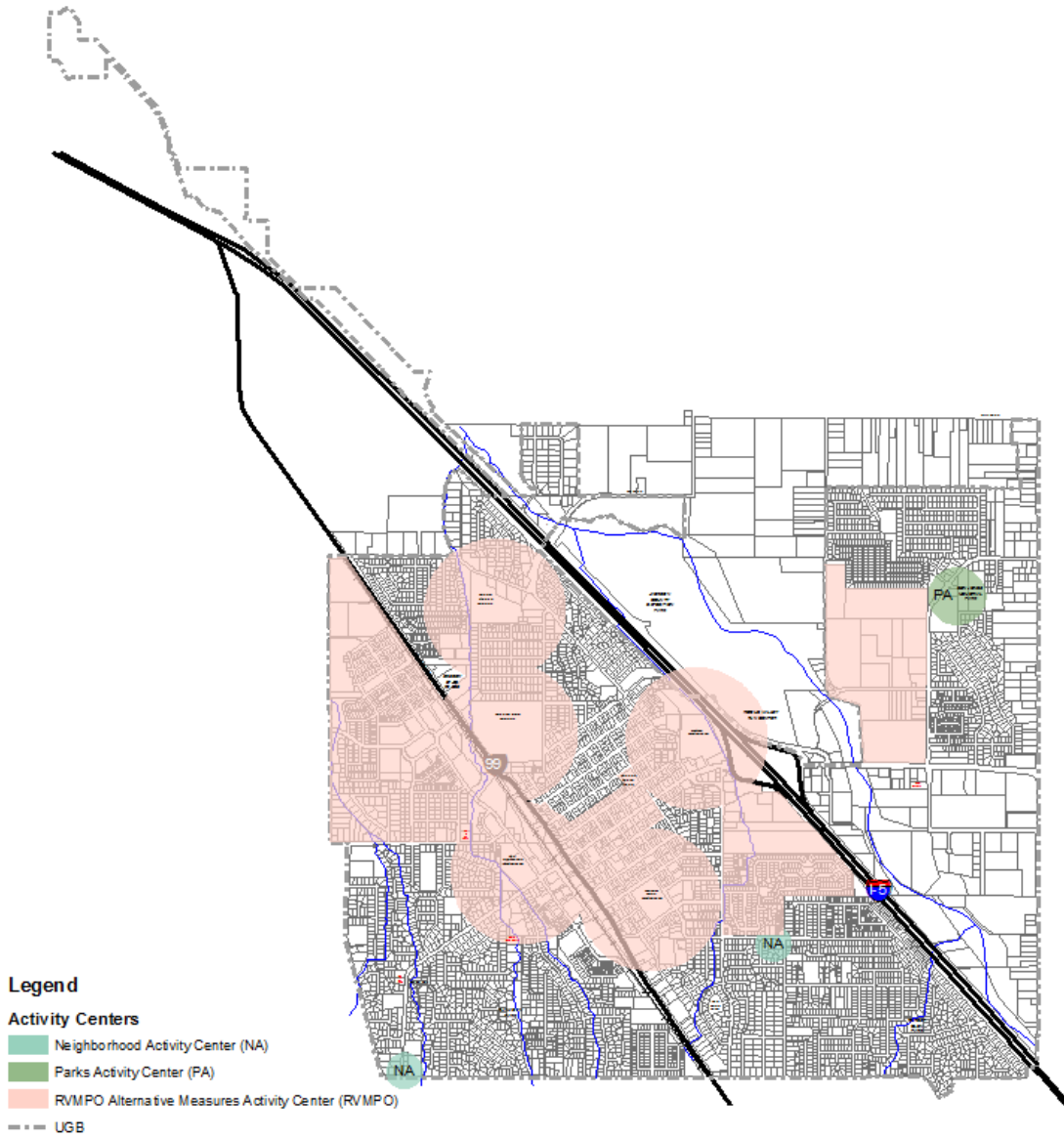
- Areas of development that contribute to achieving mixed-use, pedestrian friendly development, whether vertically or horizontally integrated;
- Neighborhood-scale commercial and employment centers;
- Parks and schools; and
- Downtown/Central Business District.

Benefits of activity centers include:[\[3\]\[4\]](#)

- Greater housing variety and density, including smaller, more affordable units and life-cycle housing (starter homes to larger homes to senior housing).
- 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 in turn provide amenities for residents).
- Stronger neighborhood character, and sense of place.
- Walkable, bikeable neighborhoods, increased accessibility to transit, both of which reduce household transportation costs.

Central Point has identified 14 Activity Centers within the current UGB (Figure 2.2). As the city grows into the URA's, additional strategically located Activity Centers will be needed to serve both residential neighborhoods and the broader community's retail and employment. The placement of these future Activity Centers will be addressed in 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)_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 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 axes.

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 17,700¹² and the urban area accounted for approximately 3,100 acres of which 2,679 acres were classified as developed¹³, 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 2038¹⁴.

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.

¹²PSU Certified 2017 Population

¹³ Defined as buildable lands in the BLI

¹⁴ PSU Certified 2017 Population

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 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 six overlay districts, for a total land use system of 21 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)
Climate Friendly Area (CFA)
Exclusive Agricultural (E-A)

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)
Residential¹	1,491	150	1,641
Commercial	247	29	276
Industrial²	360	-	360
Civic	109	9	118
Parks & Open Space³	227	53	280
Public Right-of-Way⁴	694	-	694
TOTAL	3,128	241	3,369

Source: City of Central Point Buildable Lands Inventory, 2017

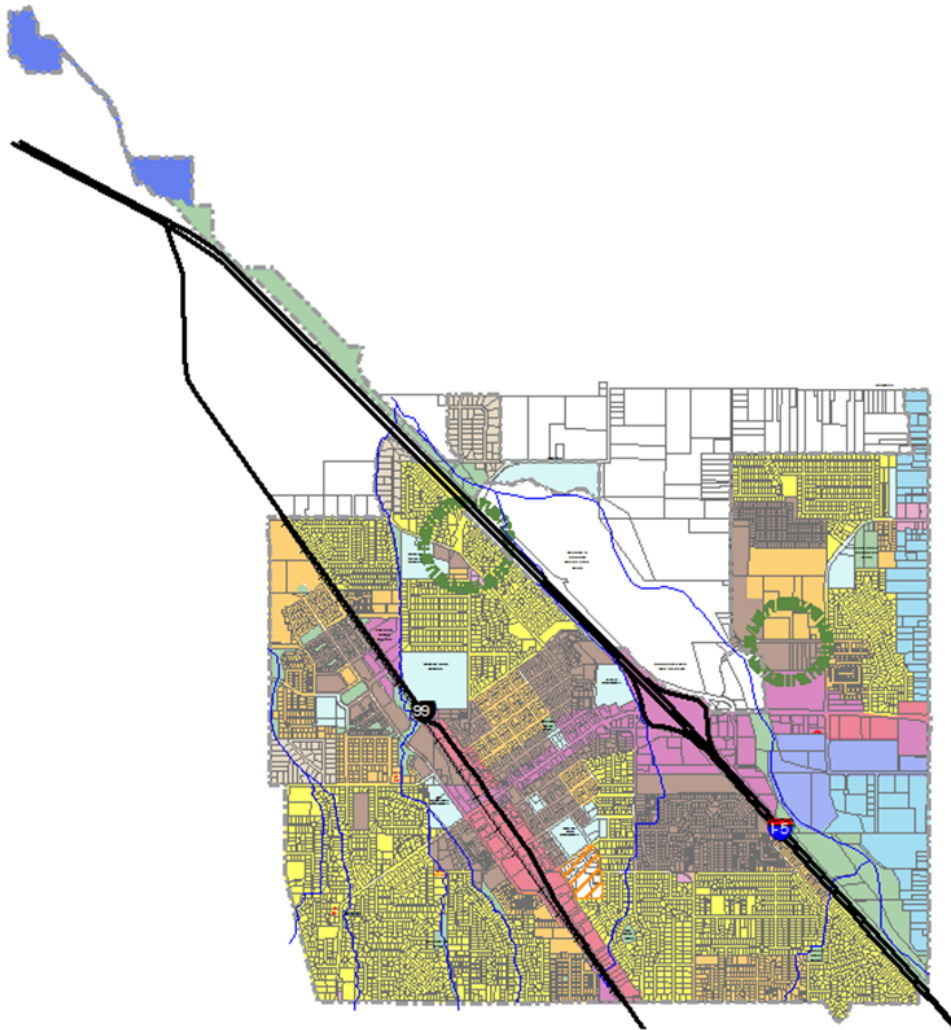
Notes: ¹ "Additional Need" Source 2017 Housing Element

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

Figure 5.1 Land Use Plan Map



Legend

- | | | | | |
|-------------------------|---|---|-------------------------------|--|
| CDM Land Use Study Area | Proposed Residential - Very Low Density | Proposed Commercial - Neighborhood Commercial | Proposed Industrial - Light | Proposed Civic, Parks & Open Space - Civic (Master) |
| UGB | Proposed Residential - Low Density | Proposed Commercial - Employment Commercial | Proposed Industrial - General | Proposed Civic, Parks & Open Space - Parks and Open Space (Master) |
| Target Parkland Areas | Proposed Residential - Medium Density | Proposed Commercial - General Commercial | | |
| | Proposed Residential - High Density | | | |

**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: \p\p\Planning\GIS Map Projects\City Projects\Comp plan Elements\Land Use Element Update 2017
Created by: S. Holley
September 28, 2017
Updated: February 23, 2018

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 City's largest single land use classification. For a City the size of Central Point, this share of residential land 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 meet the City's projected housing needs, as identified in the Housing Element. The Housing Element establishes not only the total residential acreage needed during the planning period, but also the acreage allocation by density category and housing type.

Historically, the City's challenge in administering the residential land use classifications stemmed from reliance on maximum densities rather than minimums. The prior Land Use Element assumed that the private sector would build at or near the maximum density allowed. In practice, this did not occur. For example, in 1983 the City's range of maximum allowed densities suggested an average of 11 dwelling units per gross acre. Yet between 1980 and 2016, the actual average built density was only 4.7 dwelling units per gross acre.

In 2006, the City amended its Zoning Ordinance to establish both minimum and maximum density provisions. Following this change, average built density increased to 5.6 units per gross acre--a notable improvement over the prior twenty years. Looking ahead, the Regional Plan Element and the Housing Element establish that the minimum average density for all new residential development will increase to 6.9 dwellings per gross acre through 2035 and 7.9 units per gross acre thereafter.

Residential densities in this Land Use Element are drawn from the Housing Element's density tables. The minimum and maximum lot sizes identified here and in the Housing Element are intended as guidelines, not mandates. Final lot size requirements are set by the Zoning Ordinance, which may be amended from time-to-time, provided they remain consistent with the Housing Element's minimum density requirements as carried forward in this Land Use Element.

6.1 Residential Land Use Classifications

Since 1980, residential land has consistently accounted for about 50% of all developed land within the City. Over the next 20 years, this proportion is projected to remain steady at approximately 50%.

On a population basis, the City's 1980 plan assumed a ratio of 80 residential acres per 1,000 residents. By 2000, the actual ratio matched this assumption at 80:1,000¹⁵. By 2017, the ratio increased slightly to 83:1,000. Looking ahead, with the mandated minimum density of 6.9 dwelling units per gross acre, the ratio is expected to decline to 77:1,000 by 2038.

¹⁵ The projected need for residential land exceeded the actual population growth by 2000.

The residential land use classification system consists of four (4) categories, supported by nine (9) zoning districts. Table 6.1 identifies the four (4) classifications, their associated zoning designations, and suggested minimum and maximum densities. In addition, the Residential Holding Zone (R-00) serves as an interim designation applied at annexation until urban services are available.

Table 6.1 Residential Land Use Classifications

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
R-00 (Residential Holding Zone*)	Single-Family Detached + 1 ADU per parcel (interim only)	R-00	Not applicable— Holding Zone until rezoned

**The Residential Holding Zone (R-00) may be applied at annexation as an interim designation. It preserves existing uses until urban services are available and adequate facilities are demonstrated. Properties zoned R-00 are not eligible for urban-density development until rezoned to a district consistent with their land use classification.*

6.1.1 Very Low Density Residential (VLRes)

Purpose

Encourages and maintains a suitable environment for residential living at very low densities, particularly in areas impacted by environmental constraints or where agricultural buffering is needed.

Context

Established originally to buffer industrial areas to the east and agricultural lands to the west (previously identified as “Farm-Residential”), VLRes represents just over 1% of the City’s land base. While agricultural buffering standards¹⁶ now reduce reliance on this classification, it remains a viable for environmentally sensitive lands, such as flood hazard areas and wetlands, where larger lots will facilitate buffering mitigation.

¹⁶ CPMC 17.71 Agricultural Mitigation

Supporting Zoning District

The VLRes land use classification is supported by the Residential Low Density (R-L) zoning district. Minimum and maximum densities, along with advisory lot size ranges, are shown in Table 6.2.

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)

Purpose

The LRes land use classification provides the largest residential of the City’s housing land base and supports the need for single-family housing at lower densities. It’s intent is to accommodate both single-family detached and single-family attached housing in a manner that maintains neighborhood character and livability.

Context

LRes accounts for approximately 60% of the City’s residential acreage. The minimum density in this classification is 4 dwelling units per gross acre, with a maximum of 8 dwelling units per gross acre (Table 6.3). Within LRes, 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 placed on massing, fenestration, and pedestrian and vehicular access to ensure each unit retains an individual identity.

Supporting Zoning Districts

The LRes classification corresponds to the City’s R-1 zoning districts (R-1-6, R-1-8, and R-1-10). Each district reflects variations in minimum lot size and density within the overall range of the LRes classification as shown in Table 6.3.

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)

Purpose

The MRes classification provides opportunities for a mix of detached and attached housing, including plexes and apartments. It is intended to support compact neighborhoods in close proximity to transit and activity centers.

Context

MRes areas are typically located within ½ mile of activity centers or transit facilities. This classification allows both owner- and renter-occupied housing, subject to compliance with minimum and maximum density requirements.

The MRes designation includes two zoning districts:

- **R-2**, which applies primarily to older, established areas of the City.
- **LMR**, a performance-based district applied to new development within the UGB. Properties within the R-2 district may redevelop using LMR standards to avoid non-conforming situations.

Supporting Zoning Districts

MRes is implemented through the R-2 and LMR zoning districts. The minimum and maximum density ranges and advisory lot sizes are shown in Table 6.4.

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)

Purpose

The HRes land use classification is intended to accommodate the City’s most intensive residential development, including apartments, plexes and single-family attached housing.

Context

HRes areas are typically located within 1/2 mile of activity centers or transit facilities. This classification is supported by three zoning districts: R-3, MMR, and HMR. The R-3 district generally applies to older areas of the City under older standards. The MMR and HMR districts apply to new development within the UGB, and overlay districts such as the Transit Oriented Development (TOD) and Central Business District (CBD). The HMR district, the City’s highest density residential zone, was originally reserved for TOD areas but is now permitted more broadly under the Land Use Plan Map (Figure 6.1)

Supporting Zoning Districts

HRes is implemented through the R-3, MMR, and HMR zoning districts. Minimum and maximum densities and advisory lot sizes are shown in Table 6.5.

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.

6.1.5 Residential Holding Zone (R-00)

At the time of annexation, applicants may request assignment of the Residential Holding Zone (R-00) in place of an immediate zoning designation from the four (4) residential classifications. The R-00 designation may be applied to properties within any residential classification.

The purpose of the Residential Holding Zone is to preserve existing uses until urban services are available and facility adequacy has been demonstrated consistent with the City's Comprehensive Plan, including the Public Facilities and Services Element. While in the R-00 designation, development is limited to no more than one single-family dwelling and one accessory dwelling unit (ADU) per lawfully created parcel existing at the time of annexation. Lands in the R-00 designation are not eligible for development at urban densities or intensities until the zoning is formally amended to a district consistent with the property's land use classification.

The R-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be rezoned to a zoning district consistent with the applicable residential land use classification.

6.2 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 shall be consistent with the density mix and acreage mix in the Housing Element.
2. Locational factors, such as adjacent land uses, 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.

6.3 Residential Development Strategies

In addition to the land use classifications and zoning districts that establish the framework for residential development, the City employs a set of strategies to guide *how* residential growth occurs. These strategies provide direction for accommodating population growth while preserving Central Point's community character and ensuring efficient use of land within the Urban Growth Boundary (UGB).

The following strategies focus on:

- **Residential Infill and Redevelopment**, which promote efficient use of land within the UGB; and
- **Small Town Character and Livability**, which emphasize the design qualities and community values that residents identify as central to Central Point's identity.

Together, these strategies complement the Housing Element by providing implementation tools that link residential goals and policies with on-the-ground development decisions.

6.3.1 Residential Infill and Redevelopment

Strategy: Encourage the use of vacant and underutilized residential land within the existing UGB before pursuing outward expansion.

How:

- Maintain and update the Buildable Lands Inventory (BLI) to identify infill and redevelopment opportunities.
- Support infill development throughout the City where services are available.
- Focus redevelopment in and around the downtown and older neighborhoods, where infrastructure, walkability, and community character create strong opportunities for revitalization.
- Apply the Housing Element's goals and policies for infill and redevelopment to guide project review and policy updates.

6.3.2 Small Town, Neighborhood Preservation, Identification and Livability

Strategy: Preserve and enhance Central Point's small-town atmosphere even as residential densities increase.

How:

- Recognize “small town” as a qualitative measure that reflects neighborhood scale, walkability, and community feel, rather than population size or building dimensions.
- Incorporate urban design elements that reinforce pedestrian orientation, neighborhood identity, and compatibility between new and existing development.
- Draw on the community’s vision expressed in the Strategic Plan, which values “a small town commitment and feel that promotes community pride, safety, and friendliness” and “planned growth that will retain our small-town atmosphere.”
- Ensure that higher-density development includes design standards that strengthen neighborhood cohesion while enhancing livability.

6.4 Residential Zoning & Density Framework

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 classification¹⁷ 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.

6.4.1 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).

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.

¹⁷ City of Central Point 2018 Housing Element

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.

$2.5 \times 5 = 12$ minimum number of dwelling units.
 $2.5 \times 6 = 15$ 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.

$1.25 \times 5 = 6.25$ rounded to 6 minimum number of dwelling units.
 $1.25 \times 6 = 7.5$ rounded¹⁸ 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 growth¹⁹. The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification²⁰ as necessary to meet the minimum density standards of the Housing Element.

¹⁸ Conventional rounding method

¹⁹ City of Central Point Housing Element

²⁰ City of Central Point Housing Element

Table 6.6 – 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 6.6, 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.

6.4.2 Adjustments for Public Parks/Open Space Density Calculation

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.

6.4.3 Adjustments for Civic Uses

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.

6.4.4 Adjustments for Environmental Lands

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.

6.5 Residential Goals and Policies

The following goals and policies provide direction for managing residential growth in Central Point. They are intended to ensure livability, maintain neighborhood character, and support a balanced mix of housing opportunities consistent with the Housing Element.

Residential Goals

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

Goal 2: Support a well-balanced variety of residential densities and housing opportunities for all residents of the community, as described in the Housing Element.

Goal 3: Preserve the value and character of established single-family neighborhoods through appropriate zoning and reasonable efforts to encourage maintenance and rehabilitation as an alternative redevelopment at higher densities.

Goal 4: Encourage innovative residential planning and development practices development that increase land use efficiency, reduce the cost of utilities and services, and ultimately reduce housing costs.

Residential Policies

Policy 1: Ensure that long-range planning and zoning locate the highest densities and greatest concentrations of residents in closet proximity to existing and future activity centers.

Policy 2: Update the Zoning Ordinance as necessary to incorporate planning innovations, best practices, and technological improvements that benefit the community.

Policy 3: In areas where residential neighborhoods abut commercial or industrial areas, orient residential structures and local streets away from those uses to minimize conflicts, buffer views and strengthen neighborhood identity.

Policy 4: Where development of one or more parcels may create obstacles for the future development of others, require the developer to prepare a specific plan that provides for coordinated access, infrastructure and the development potential of adjacent or potentially landlocked properties.

7 Employment Land Use

The Employment land use category consists of six (6) supporting classifications that address the City’s needs for commercial, office and industrial acreage.

In 2017, the City’s inventory included 511 acres within the urban area designated for employment purposes. According to the Economic Element, demand by 2033 was projected to increase by 59 to 64 additional gross acres²¹--or approximately 13 acres of employment land per 1,000 residents—to accommodate growth. That project assumed a 2033 population of 27,410.

However, Portland State University Population Research Center’s²² official forecast projected a 2033 population of 22,257--considerably lower than the Economic Element estimate. By 2038, the forecast population is 23,290. Because this 2038 projection remains below the Economic Element’s 2033 assumption, the estimated demand of 59 – 64 additional acres of employment land remains sufficient 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

The Employment category is implemented by multiple permanent zoning districts (Commercial, Industrial, and Civic) and one interim holding zone, the Employment Holding Zone (E-00). The E-00 zone may be applied at annexation to properties designated for future employment use when urban services are not yet available, allowing continued farm/rural activity until the site is development-ready.

7.1 Commercial Land Use Classifications

The City’s commercial land use category is comprised of three classifications:

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

Together, these classifications provide for a range of commercial needs—from neighborhood scale convenience retail to regionally oriented businesses and services.

²¹ Adjusted for 47 acre 2015 Industrial UGB expansion, Ordinance No. 2013

²² Coordinated Population Forecast 2015 through 2065 Jackson County, Portland State University Population Research Center.

The EC and GC have been redefined from their prior descriptions to broaden the scope of permitted uses.

Of the 511 acres designated for employment purposes in 2017, 235 acres were identified for commercial use (Figure 7.2). Based on the Economic Element, demand by 2038 is projected to increase by approximately 14 gross acres, or 13 acre per 1,000 residents. This benchmark reflects the general relationship of commercial acreage to population growth. While this standard is reasonably accurate for the EC and GC classifications, additional NC will be required as the City expands into the Urban Reserve Areas (URAs). Concept Plans for each URA will identify the location and acreage of future NC areas.

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 Neighborhood Commercial (NC)

Purpose

The Neighborhood Commercial (NC) classification is intended to provide small-scale retail and service uses that meet the daily needs of nearby residential neighborhoods.

Context

The NC classification accounts for roughly 1% of the City’s total land area. NC areas are typically limited in size to 3–5 acres with a service area of approximately three miles. Appropriate locations include sites along collector or arterial streets where commercial uses can complement surrounding residential neighborhoods. The scale and architectural character of NC development should emphasize compatibility with adjacent housing and prioritize pedestrian and bicycle access.

Currently, the City has three NC districts on the west side of town, each about one acre in size, and one district on the east side, approximately seven acres in size.

Supporting Zoning District

The NC classification is implemented by the Neighborhood Commercial (C-N) zoning district.

7.1.2 Employment Commercial (EC)

Purpose

The Employment Commercial (EC) classification is designed to accommodate a wide

variety of retail, service, and office uses in a pedestrian-oriented environment. Developments in EC areas should provide amenities that support walking, biking, and transit use. Residential uses above the ground floor are encouraged to create mixed-use activity centers.

Context

The EC classification accounts for approximately 5% of the City's total land area. It was established to replace the former Tourist and Office-Professional classification and now serves as an umbrella category implemented by both the C-4 and EC zoning districts.

The **C-4 district** is based on older, conventional zoning standards that continue to apply in certain areas of the City. The EC district, by contrast, was originally established within the Transit-Oriented Development (TOD) District/Corridor (now an overlay zone) and emphasizes pedestrian scale and design. Together, the two zoning districts carry forward the EC classification across both established and newly planned areas of the City.

Supporting Zoning Districts

The EC classification is implemented by the Tourist and Office Professional (C-4) and Employment Commercial (EC) zoning districts

7.1.3 General Commercial (GC)

Purpose

The General Commercial (GC) classification is intended for larger-scale commercial, business, and light industrial uses that benefit from proximity to major highways or arterial streets. GC development is typically auto-oriented, with visibility and access to the highway or arterial system being essential.

Context

The GC classification accounts for approximately 2% of the City's total land area. It replaces the former Thoroughfare Commercial designation, broadening the scope of permitted uses to include a mix of commercial and light industrial activities.

The C-5 district is based on older, conventional zoning standards that continue to apply primarily along arterials and is designed to meet the community's regional and auto-dependent commercial needs. The GC zoning district, by contrast, allows similar high-intensity commercial and light industrial uses but emphasizes a more pedestrian- and multi-modal-oriented development pattern.

Given recent changes to state law concerning transportation planning, particularly under the Climate-Friendly and Equitable Communities (CFEC) rules, it is anticipated that the C-5 and GC districts will become increasingly aligned, trending toward redevelopment that relies less on the automobile and more on multimodal access and pedestrian-oriented design.

Supporting Zoning Districts

The GC classification is implemented by the Thoroughfare Commercial (C-5) and General Commercial (GC) zoning districts

7.1.4 Commercial Land Use Plan Map

The City's Commercial Land Use Plan is based on the Economic Element's analysis of commercial, office, and tourist needs for the planning period (2013-33). At the time of adoption (2013), commercial lands accounted for 8% (235 acres) of the City's total land inventory. This ratio--13 acres of commercial land for every 1,000 population—remains consistent with the standard adopted in the 1983 Land Use Element and is supported by the Economic Element's finding that sufficient commercial land exists to meet needs through 2033.

However, not all commercial lands are effectively distributed to serve an expanding UGB. As the urban area expands into the URAs, additional commercial lands will be needed beyond benchmark ratios to provide neighborhood-scale service areas. Concept plans will identify the location and acreage of these new commercial sites.

7.1.5 Commercial Goals and Policies

The following goals and policies are intended to guide the City's approach to commercial land use, ensuring that development meets the needs of the community, strengthens the local economy and reflects the City's commitment to livability, accessibility, and design quality.

Commercial Goals

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.

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

Commercial Policies

Policy 1. Zoning Compliance

Maintain and update zoning of all commercial areas as necessary to ensure consistency with the Economic Element.

Policy 2. Downtown Revitalization

Undertake an in-depth study of the downtown business district and prepare a comprehensive improvement plan addressing traffic circulation, off-street parking, pedestrian and bicycle facilities, building and site design, landscaping, and signage.

Policy 3. Shared Parking.

Encourage the development of shared parking facilities in the downtown area, coordinated among local businesses with City support and assistance.

Policy 4. Coordinated Development

Promote the planned integration of abutting commercial development to improve parking efficiency, site design, landscaping, signage, overall customer experience, and increased retail sales.

Policy 5. Highway 99 Corridor

Implement the Highway 99 Corridor Plan for the section between Beall Lane and the High School to improve traffic circulation, enhance visual and aesthetic character and support reinvestment along the corridor.

7.2 Industrial Land Use

The Industrial land use category provides areas for light and heavy industrial development, supporting the City's employment base and long-term economic health.

In the 1980 Land Use Plan, it was determined that a typical Oregon city the size of Central Point should provide approximately 15 acres of industrial land per 1,000 residents. At that time Central Point's inventory equated to only 4.1 acres per 1,000 residents. By 2018, the City had increased its inventory to 14.87 acres per 1,000 residents, nearly meeting the benchmark and providing an attractive inventory of industrial land for employers.

Together, the Light Industrial and Heavy Industrial classifications account for 275 acres of industrial land, of which 54 acres are currently vacant. The Economic Element determined that by 2033, an additional 49 gross acres²³ will be needed for industrial purposes, based on a population projection of 27,410. Since that time, Portland State University's Population Research Center has updated forecasts, projecting a 2038 population of 23,290²⁴—lower than the Economic Element estimate. Because this projection does not exceed the earlier population assumption, the Economic Element's estimated demand of 49 acres remains acceptable for the 2018-2038 planning period.

7.2.1 Industrial Land Use Classifications

The industrial land use category is divided into two classifications: Light Industrial (LI) and Heavy Industrial (HI).

7.2.1.1 Light Industrial (LI)

Purpose

The Light Industrial (LI) classification provides land for manufacturing, processing, assembly, warehousing, distribution, and similar uses that can be accommodated with minimal off-site impacts.

Context

LI areas are typically located near major transportation corridors and in proximity to residential areas to provide convenient access for employees. These areas allow for a

²³ City of Central Point Economic Element, Table 5.2-2

²⁴ Portland State University, Population Research Center Interpolation Table

broad range of employment uses, provided they are compatible with nearby non-industrial development.

Supporting Zoning District

The LI classification is implemented by the Light Industrial (M-1) zoning district.

7.2.1.2 Heavy Industrial (HI)

Purpose

The Heavy Industrial (HI) classification provides land for more intensive industrial uses, including manufacturing, processing, warehousing, and transportation-related activities that may generate higher levels of traffic, noise, or other impacts.

Context

HI lands are best located along major arterials and rail corridors to provide efficient access for freight movement and to minimize conflicts with residential and commercial uses. Together with LI, HI forms a critical component of the City's economic base and long-term employment strategy.

Supporting Zoning District

The HI classification is implemented by the Heavy Industrial (M-2) zoning district.

7.2.2 Industrial Goals and Policies

The following goals and policies provide direction for the use and management of industrial lands to support economic vitality and maintain a balanced supply of industrial land.

Industrial Goals

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

Goal 2: Maximize opportunities for industrial expansion and new development in locations that utilize existing highways and rail corridors, are close to employee housing, and minimize conflicts with all non-industrial uses.

Goal 3: Monitor and manage the supply of industrial lands through the BLI.

Goal 4: Encourage light industrial uses in the General Commercial district, subject to site and architectural standards that ensure compatibility with adjacent commercial uses.

Industrial Policies

Policy 1. Highway 99/CORP Corridor

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 through 2038.

Policy 2. Industrial Parks and Master Planning

Develop requirements, incentives, and guidelines to encourage the establishment of industrial parks or other forms of master-planned industrial development.

Policy 3. Environmental Quality

Through the plan review process, ensure that all industrial development adequately address environmental quality, with particular attention to air and water quality.

Policy 4. Landscape Standards.

Continue to require landscaping for industrial development in accordance with the City’s Zoning Ordinance to enhance site design and compatibility with surrounding uses.

Policy 5. Land Supply Benchmark.

Maintain a supply of industrial lands at a minimum ratio of 15 acres per 1,000 residents to meet long-term employment needs.

7.3 Civic Land Use

Lands designated for Civic use include a variety of facilities that are public in nature or provide essential public services. Public schools account for the largest share of acreage in this category.

In 2016, the ratio of Civic land per 1,000 residents appeared to be significantly lower than the projected 2000 ratio. This discrepancy resulted from differences in methodology. In the previous Land Use Element, all civic land uses were inventoried regardless of the land use classification. In the current inventory, only lands formally designated as Civic are included. If all civic land uses were accounted for, the ratio would match the 2000 benchmark.

Going forward, only public civic uses (such as schools, city hall, community centers and other government facilities) will be counted in the Civic classification. Quasi-public uses (such as utilities, churches, and similar institutions) will be noted but classified as allowed uses in other land use classifications, consistent with past practice.

7.3.1 Civic Land Use Classification

Purpose

The Civic classification provides land for essential public facilities and services, including schools, government buildings, community centers, and other civic institutions that support the health, safety, education, and well-being of the community.

Context

Civic lands represent an important component of the City’s land use inventory, ensuring that community services are accessible and distributed throughout the community. Public schools account for the largest share of Civic lands. Future planning will continue to monitor civic land supply and distribution to ensure adequate provision of services as the community grows.

Supporting Zoning Districts

Civic uses may occur in various zoning districts; however, lands designated as Civic on the Comprehensive Plan Map are reserved for public ownership and use.

7.3.2 Civic Goals and Policies

The following goals and policies guide the planning and management of Civic lands to ensure that essential public facilities and services are available, well located, and accessible to meet the needs of the community.

Civic Goals

Goal 1: Ensure that each land use category includes sufficient public lands for community facilities, such as city hall, public schools, community centers, etc. Quasi-public uses such as utilities, churches, etc. will be relegated to other land use classification consistent with past practices.

Civic Policies

Policy 1. Facility Location

Ensure that any major public or quasi-public facility proposed 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.

Policy 2. School Site Coordination

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 both the City and the District.

Policy 3. Pedestrian and Bicycle Access

Continue to emphasize pedestrian and bicycle access to all public facilities and areas frequented by local residents.

7.4 Employment Holding Zone (E-00)

At the time of annexation, applicants may request assignment of the Employment Holding Zone (E-00) in place of an immediate zoning designation from the six (6) employment land use classifications. The E-00 designation may be applied to properties within any employment classification as a temporary, interim zone.

The purpose of the Employment Holding Zone is to preserve existing uses until urban services are available and facility adequacy has been demonstrated consistent with the City's Comprehensive Plan, including the Public Facilities and Services Element. While in the E-00 designation, development is limited to existing legal uses, agricultural and accessory farm uses, resource-compatible interim uses (e.g., limited outdoor storage or staging that does not require urban services), and minor temporary activities as approved by the City. No new urban-intensity development or individual urban utility connections are permitted while zoned E-00.

The E-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be rezoned to a district consistent with the applicable employment land use classification.

7.5 Parks and Open Space Classification

Purpose

The Parks and Open Space classification provides land for community parks, neighborhood parks, trails, plazas, natural areas, and related public facilities. It also protects environmentally sensitive areas and riparian corridors that contribute to flood mitigation, habitat, and community access to nature.

Context

Parks and open space areas are distributed throughout the city to provide both neighborhood- and community-scale facilities that vary in size and recreational offerings. Currently, Parks and Open Space account for 6% of the City's total land area, at a ratio of 10 acres per 1,000 residents. According to the Parks and Recreation Element, population growth and service standards will increase this share to 8% of land area, with a new benchmark of 12 acres per 1,000 residents.

These areas are located throughout the community, including within the Transit-Oriented Development (TOD) Overlay, where higher development intensity makes accessible and connected open space especially important. Joint planning with School District 6 and other public partners helps maximize community benefit through coordinated siting and shared use of park and school facilities.

Supporting Zoning Districts

- **OS – Parks and Open Space.** Implements the Parks and Open Space classification citywide. Typical uses include active and passive parks, pathways, natural areas, and small-scale supporting structures (e.g., restrooms, sport courts, shelters).
- **BCG – Bear Creek Greenway.** This specialized open space district applied along the Bear Creek Greenway to preserve riparian resources, protect public health and safety, and allow limited recreation consistent with the Greenway plan. Typical improvements include trails, bridges, observation points, and compatible supporting facilities subject to review

7.6 Parks and Open Space Goals and Policies

The following goals and policies guide the planning, acquisition, and management of parks and open space to ensure that recreational opportunities, natural areas, and community facilities keep pace with population growth and continue to enhance Central Point's quality of life.

Parks and Open Space Goals

Goal 1: Integrate the parks and recreation, and open space needs identified in the Parks and Recreation Element into the Land Use Plan and ensure equitable distribution of facilities as the city grows.

Parks and Open Space Policies

Policy 1. Joint Facilities

Where feasible, co-locate public parks with public school sites to establish neighborhood educational and recreational “centers” that benefit from joint use of facilities.

Policy 2. Resource Protection and Access

Maintain and enhance open space corridors, including the Bear Creek Greenway, to protect riparian resources, improve habitat, reduce flood risk, and provide connected pedestrian and bicycle access.

Policy 3. TOD Open Space Integration

Within the TOD Overlay, provide accessible, connected open spaces and recreational amenities proportionate to intensity, consistent with applicable OS (TOD) standards and the Parks and Recreation Element.

8 Circulation and Transportation Land Use

Circulation and transportation lands primarily consist of public street rights-of-way and related facilities. As a general rule, urban rights-of-way account for about 25% of total land area in a typical community.

In 1980, it was estimated that by the year 2000, street rights-of-way in Central Point would account for 20% of the City’s total land area. By 2017, the actual figure was 22%. This small difference reflects methodology: with the exception of rights-of-way, all other parcels are measured using Jackson County Assessor’s data, while rights-of-way are calculated using the City’s GIS shapefile for the urban area (i.e., parcel area deducted from total urban area).

The City’s circulation and transportation planning is guided by the Transportation System Plan (TSP), which addresses not only street right-of-way needs, but also pedestrian, bicycle, rail, and air transportation. Importantly, circulation planning is closely tied to land use: as land use intensity increases, traffic volumes rise, and the adequacy of the transportation network must be evaluated. The Land Use Element and the TSP are currently in balance, but proposed land use changes must always be reviewed for consistency with transportation standards and mitigated as necessary. This occurs at two levels: (1) when projects of a certain size are developed, and (2) when land is brought into the UGB.

8.1 Circulation and Transportation Land Use Goals and Policies

The following goals and policies provide direction for coordinating land use and transportation planning, ensuring that growth is supported by an adequate, multimodal circulation system consistent with the City’s Transportation System Plan.

Circulation and Transportation Goals:

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 and Transportation Policies

Policy 1. Traffic Impact Analysis

Prior to inclusion of Urban Reserve Area (URA) lands into the Urban Growth Boundary (UGB), a traffic impact analysis shall be required to determine level of service at time of development.

9 Overlay Districts

Overlay districts provide additional standards or protections that apply to specific geographic areas of the City, supplementing the requirements of the underlying land use classification and zoning. Overlays are used to address unique conditions, opportunities, or regulatory requirements that cannot be fully managed through base zoning alone.

The City currently applies six (6) overlay districts shown in Figure 10.1, to guide land use and development in specific areas. These overlays address the downtown core, transit-oriented neighborhoods, environmentally constrained and sensitive lands, airport impact areas, state-mandated climate friendly areas, and active farms. In each case, the overlay builds upon the underlying land use classification and zoning district to ensure that development is appropriate for its setting and consistent with broader community goals.

9.1 Central Business District (CBD) Overlay

Purpose

The CBD Overlay identifies and strengthens Central Point’s historic downtown as the community’s business and cultural core.

Context

The Overlay encompasses a mix of commercial (retail and office) and residential uses, generally along Pine Street from First Street to Seventh Street. Its intent is to maintain downtown as a vibrant activity center with a unique identity, balancing economic vitality, pedestrian orientation and historic character.

9.2 Transit Oriented Development (TOD) Overlay

Purpose

The TOD Overlay promotes walkable, mixed-use neighborhoods that support transit use and higher density development.

Context

Within the TOD Overlay, development is encouraged, through a master planning process that integrates housing, office, retail and/or other amenities integrated within a half-mile of public transportation. The TOD Overlay includes special zoning districts (e.g. LMR, MMR, HMR, EC, GC, Civic, OS) that establish detailed land use and design standards consistent with the Oregon Transportation Planning Rule.

9.3 Environmental Overlay

Purpose

The Environmental Overlay identifies and protects environmentally sensitive lands and natural hazard areas, ensuring that development in these areas complies with applicable state and federal requirements while preserving community benefits such as habitat, recreation, and flood risk reduction.

Context

The Environmental Overlay applies to lands that are environmentally constrained, including wetlands, riparian corridors, and high-risk flood hazard areas. Specific development standards and buffer requirements for these lands are established in the Environmental Element of the Comprehensive Plan, the Zoning Ordinance, and applicable state and federal regulations (e.g., FEMA, ESA).

The overlay is intended to:

- Reduce risks to public health and safety;
 - Protect and restore floodplains, riparian areas, and wetlands;
- Meet state and federal regulatory requirements; and
- Provide multiple community benefits, including improved habitat, water quality, recreation, opportunities, and mitigation of high-risk hazards associated with development such as flood and wildfire hazards.

9.4 Airport Overlay

Purpose

The Airport Overlay protects public health, safety, and aviation operations by regulating land use and development near airports and heliports.

Context

The Airport Overlay includes two mapped subareas:

- Airport Approach Area. The Airport Approach area protects approach and departure paths to ensure safe aircraft operations by limiting the type, height and intensity of development.

- Airport Concern Area. The Airport Concern area identifies broader areas around the airport where land use conflicts may occur due to noise, safety, or overflight impacts.

Both areas within the Overlay are required by federal and state regulations, including Federal Aviation Regulations (FAR, Part 77) and Oregon Administrative Rules (OAR 660-013 and OAR 738-070). The Airport Overlay supplements underlying zoning by applying additional standards to protect aviation operations and surrounding community safety.

9.5 Climate Friendly Area (CFA) Overlay

Purpose

The CFA Overlay establishes an urban mixed-use area designed to accommodate higher-density housing, jobs, business and services that are accessible by high quality, connected bicycle, pedestrian and transit networks.

Context

The CFA Overlay includes 94.4 gross acres (66.8 net developable acres after deducting existing and future right-of-way) with a minimum width of 1,226 feet measured at the narrowest area along East Pine Street. It is located within the TOD Overlay, north of East Pine Street between Bear Creek and Hamrick Road on the east side of I-5. The CFA Overlay applies land use and development standards consistent with Oregon Administrative Rules (OAR 660-012-0300 through 0325) and is planned to accommodate at least 30 percent of the City's current and future housing need along with complementary employment, civic, and parks and open space uses.

9.6 Exclusive Agriculture (E-A) Overlay

Purpose

The Exclusive Agriculture (E-A) Overlay provides a transitional designation for properties annexed into the City that are expected to remain in active agricultural use for a period of time following annexation. The overlay ensures that ongoing agricultural activities may continue until the property is ready for urban development.

Context

The E-A Overlay may be applied on an individual property basis at the time of annexation, when requested by the applicant. While in effect, the overlay allows agricultural use to continue without requiring immediate urban development or conversion to a residential or employment zoning district. The overlay remains in place until the agricultural use is terminated and the property is rezoned to an appropriate district consistent with its Comprehensive Plan land use classification. Removal of the overlay requires a Type III Minor Amendment to the Zoning Map.

10 Urban Growth Boundary

Purpose

The Urban Growth Boundary (UGB) defines the limits of urban development in Central Point, separating urbanizable land from rural land and ensuring that urban services are provided efficiently and in compliance with state law.

Context

As the City grows it will be necessary to expand the UGB to accommodate the projected growth. The UGB amendment process is governed by state and local requirements, including but not limited to:

- Statewide Planning Goals and Administrative Rules (Goal 14 – Urbanization, OAR 660-024, and related provisions of ORS 197);
- The Urbanization Element of the Comprehensive Plan;
- The Regional Plan Element and applicable Concept Plans; and
- Local procedures in CPMC 17.96.500.

Based on the Buildable Lands Inventory (BLI) and findings from the Housing, Economic, and Parks and Recreation Elements, the UGB is projected to require an expansion of approximately 240 acres, distributed by land use classification as shown in Table 11.1.

Table 11.1 – Projected Urban Area Land 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

11 Land Use Plan Map

Purpose

The Land Use Plan Map illustrates the planned distribution of land use classifications within the City’s urban area for the 2018–2038 planning period.

Context

The map integrates the findings of the Housing, Economic, Parks and Recreation, and other Comprehensive Plan elements to ensure consistency between land needs, land supply, and planned land use. The Land Use Plan Map guides long-range land use decisions and provides the framework for zoning, annexation, and development review.

From time to time, the Land Use Plan Map may be amended to respond to changing conditions. Any such amendment must demonstrate consistency with the land need and land supply findings of the Comprehensive Plan. For example, if land is re-designated from residential to commercial, and a deficiency of commercial land has been identified, the amendment must ensure that the deficiency is addressed elsewhere so that overall land needs continue to be met.

- The Zoning Map shall remain consistent with the classifications shown on the Land Use Plan Map.
- Any amendment to the UGB must also be consistent with the applicable Concept Plan(s) in the Regional Plan Element.

Reference

Figure 12.1 – Land Use Plan Map, 2018–2038

Chapter 16.10

TENTATIVE PLANS

Sections:

- 16.10.010 Purpose
- 16.10.020 Applicability
- 16.10.030 Review Procedures
- 16.10.040 Application Submittal Requirements
- 16.10.050 Approval Criteria
- 16.10.060 Partial development.
- 16.10.070 Explanatory information.
- 16.10.080 Tentative plan approval.
- 16.10.090 Conditions on tentative plan approval.
- 16.10.100 Extension.

16.10.010 Purpose

The purpose of this chapter is to establish procedures, submittal requirements, and approval criteria for tentative partitions and subdivisions. Tentative plan approval ensures that proposed land divisions are consistent with the Comprehensive Plan, Title 17, applicable overlay standards, and public facility requirements.

16.10.020 Applicability

- A. Tentative plans are required for the following land divisions as defined in CPMC 16.08.010:
 - 1. Partitions;
 - 2. Subdivisions; and,
 - 3. Replats.
- B. Exemptions. A tentative plan is not required for property line adjustments, property consolidation, or land divisions expressly exempt under ORS 92, including:
 - 1. Condominiums, which are regulated under ORS 100;
 - 2. Sale or transfer of land for cemetery purposes;
 - 3. Acquisition or disposal of land by a public agency, including dedication or conveyance for road purposes;
 - 4. Land conveyance for road widening;

5. Divisions of land resulting from foreclosure, deed in lieu of foreclosure, or court order (including inheritance proceedings);
6. Validation of an unlawful unit of land under ORS 92.176;
7. Leases for agriculture, utility or renewable energy purposes; and,
8. Other land divisions expressly exempt under ORS 92.

16.10.030 Review Procedures

Tentative plans are subject to the application and review procedures set forth in CPMC 17.05.100 as follows:

- A. Partitions. Reviewed as a Type II Administrative Decision in accordance with the procedures set forth in CPMC 17.05.300.
- B. Subdivisions. Reviewed as a Type III Quasi-Judicial Decision in accordance with the procedures set forth in CPMC 17.05.400.
- C. Replats. Reviewed under the same procedures that applied to the original plat (e.g. Partition Replat would be subject to review procedures for partitions and Subdivision Replat would be subject to review procedures for subdivisions).
- D. Concurrent Review. Pursuant to CPMC 17.05.600(D)(2), tentative plans may be consolidated and reviewed concurrently with other related land use applications.

16.10.040 Application Submittal Requirements

Tentative Plan Application submittals shall conform to the applicable submittal requirements for Type II and Type III applications pursuant to CPMC 17.05.300 and CPMC 17.05.400, and shall include the following:

- A. Application Form. Completed and signed application form with all requested information.
- B. Filing Fee. As adopted in the City's current fee schedule.
- C. Narrative Statement. A written narrative describing the proposed project and addressing how approval criteria in Section 16.10.050 are satisfied. If the project will occur in phases or is a partial development of a larger area, the narrative shall include a description of the phasing plan timing relative to public and private improvement construction and how the development will connect to adjacent properties.
- D. Tentative Plan Drawings. Drawings shall be drawn at a scale of 1 inch = 50 feet or 1 inch = 100 feet, as appropriate to the site size, topography, and level of detail. Alternative scales may be approved by the Planning Director. Tentative Plan drawings shall be prepared by a licensed surveyor or Oregon Registered Professional Engineer and shall include:
 1. General Information.
 - a. Proposed name of subdivision (if subdivision). The name shall not duplicate or resemble the name of another subdivision in the County;

- b. Date, north arrow, scale and legal description;
 - c. Names/addresses of owner, applicant, and preparer;
 - d. Location of at least one temporary bench mark within the plat boundaries.
 - e. Title report indicating all interests of record.
2. Existing Conditions.
- a. Property boundaries, zoning, and Comprehensive Plan General Land Use designation;
 - b. Zoning of adjoining properties;
 - c. Existing streets, easements, and utilities (with name, size, location, and invert elevations);
 - d. Contour lines shall be provided at one-foot intervals for slopes less than 5%, and at two-foot intervals or greater for steeper slopes as approved by the City Engineer.
 - e. Natural features: wetlands, riparian corridors, rock outcrops, trees;
 - f. Location and direction of all watercourses and drainage systems;
 - g. High risk (1% annual chance) flood hazard areas, including the floodway, as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM); and,
 - h. Existing structure and uses to remain or be removed.
3. Proposed Development Plan.
- a. Proposed street system (location, width, proposed names, approximate grades, curve radii);
 - b. Proposed lots (layout, dimensions, lot area in square feet, lot numbers, building setback lines);
 - c. Proposed easements (width and purpose);
 - d. Proposed sites to be used for non-residential uses, if any;
 - e. Conceptual grading and drainage plan; and,
 - f. Conceptual water, sewer and stormwater system layout.
 - g. Landscape plan for right-of-way and street frontage providing street trees in accordance with CPMC 12.36 and frontage landscaping per 17.75.039(G).
4. Supplemental Information.
- a. Vicinity map showing connections to adjacent streets and subdivisions;

- b. Outline of proposed deed restrictions or Covenants, Conditions and Restrictions (CC&Rs), if any;
- c. Conceptual street profiles and sections (approximate finished grades);
- d. Phasing plan, if development is proposed to occur in phases;
- e. Partial Development Plan when the property to be divided contains only part of the tract under common ownership or control. The partial development plan shall show the conceptual layout of streets, lots, blocks, future phases and other improvements for the undivided portion to demonstrate inter-relationship with the proposed development.
- f. Stormwater Management Plan with preliminary calculations and treatment plan developed consistent with the Rogue Valley Stormwater Quality Design Manual; and,
- g. Other studies or reports as may be required by the City, including but not limited to:
 - i. Traffic Impact Analysis pursuant to CPMC 17.05.900;
 - ii. Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision documentation pursuant to CPMC 8.24.170;
 - iii. Shallow Groundwater Study and Mitigation Report pursuant to CPMC 17.65.025(B);
 - iv. Soil Remediation Plan for contaminated sites (e.g. Eastside Transit Oriented Development (TOD) Overlay area) and Department of Environmental Quality (DEQ) Voluntary or Independent Clean-up Program treatment plan acceptance letter; and,
 - v. Geotechnical Report.

E. Copies. The applicant shall provide:

- 1. Paper Copies. One complete copy of the application submittal, including the application form, narrative, tentative plan drawings (one full-size set of plans (minimum 18" by 24") and one reduced-size set (8 ½" x 11" or 11" x 17").
- 2. Digital Copy. One complete PDF of the application submittal, including the application form, narrative, tentative plan drawings and all supplemental materials.

16.10.050 Approval Criteria

Approval of the tentative plan shall be based on findings that all of the following are met:

- A. Zoning Standards. The proposed land division is consistent with the applicable zoning district land use and development standards, including but not limited to minimum and maximum density, lot area and dimension requirements;

- B. Buildable Area. Each lot contains buildable area that can meet applicable setbacks and development standards without relying on prohibited encroachments into constrained lands (e.g. floodplains, riparian setbacks, etc.) or provides approved mitigation consistent with applicable regulations.
- C. Future Development Coordination. The proposed lots and layout will not preclude future development of the remainder of the property or adjoining lands. Where required, the applicant has submitted a Partial Development Plan demonstrating the logical extension of streets, bicycle/pedestrian connections, utilities, and other improvements across the undivided portion and to adjoining properties;
- D. Street System. The proposed street system is consistent with the City's Transportation System Plan, Public Works Standards and Specifications for Public Works Construction, and provides safe and efficient circulation.
- E. Street Naming and Addressing. Proposed street names shall comply with the City's street naming standards and be approved by the City, Fire District #3, and Emergency Services of Southern Oregon (ECSO) to avoid duplication and ensure emergency response efficiency. Official lot addressing shall be assigned at the time of final plat approval in coordination with ECSO and the United States Postal Service. Preliminary addressing may be reviewed at the tentative plan stage for consistency with the proposed street layout, but shall not be considered final until the plat is recorded.
- F. Stormwater Management. The tentative plan demonstrates that stormwater runoff will be managed consistent with the Rogue Valley Stormwater Quality Design Manual, drains to approved storm facilities, and will not discharge onto adjoining properties.
- G. Adequate Public Facilities. Public facilities (water, sewer, stormwater, and transportation) are available or can be provided to serve the development, and are consistent with adopted public facility master plans. In meeting this standard, the tentative plan shall demonstrate that all stormwater runoff drains to an approved storm drain and not onto adjoining properties;
- H. Access to Lots. Each proposed lot has legal and physical access to a public street or approved private street and meets driveway spacing and sight-distance standards pursuant to the Public Works Standards and Specification for Public Works Construction. Flag lots, where proposed comply with CPMC 16.36.
- I. Blocks and Connectivity. The tentative plan complies with applicable block length/perimeter and connectivity standards set forth in CPMC 17.75.031 unless modified by standards in the Transit Oriented Development (TOD) Overlay (CPMC 17.65) or Climate Friendly Area (CFA) Overlay (CPMC 17.69).

- J. Fire and Emergency Access. The street network and site layout provide fire apparatus access, turnarounds, hydrant spacing/flows, and secondary access where required by the Oregon Fire Code and Fire District #3.
- K. Any proposed private streets are consistent with City standards in CPMC 17.75.031 and the Public Works Standards and Specifications for Public Works Construction and will not interfere with the public street system;
- L. The proposed tentative plan is consistent with any applicable local, state and/or federal public health or environmental requirements, including but not limited to:
 - a. Flood damage prevention in CPMC 8.24;
 - b. Riparian Corridor protection or mitigation pursuant to CPMC 17.60.090(E);
 - c. Wetland protection or mitigation pursuant requirements administered by the Department of State Lands;
 - d. Shallow well mitigation per CPMC 17.65.025(B); and,
 - e. Soil remediation and other site contamination pursuant to requirements administered by the Department of Environmental Quality Voluntary or Independent Clean-up or other programs.
- M. The proposed subdivision demonstrates conformance with the Agricultural Buffering standards in CPMC 17.71 if the property is adjacent to land zoned Exclusive Farm Use (EFU) in the County.
- N. The proposal complies with applicable provisions of CPMC Title 17 and other city ordinances.

16.10.060 Approval, Effect, and Duration

- A. Approval Effect. Approval of a tentative plan obligates the City to approve the final plat if it is in substantial conformance with the approved tentative plan and all conditions of approval have been met pursuant to CPMC 16.12.
- B. Duration. Approval is valid for two (2) years from the date the decision becomes effective.
- C. Extensions.

1. Authority. The Planning Director may approve extensions of a tentative plan using Type I procedures in accordance with Section 17.05.200. Extensions shall be approved in one-year increments not to exceed five (5) years from the date the original approval took effect, unless there is an extraordinary circumstance as provided in Subsection (2) below.
2. Extraordinary Circumstances. In rare cases, the Planning Director may approve an extension exceeding five (5) years if all of the following are met:
 - a. The delay is due to extraordinary circumstances beyond the applicant's control, including but not limited to:
 - i. Significant market or financing constraints affecting project viability;
 - ii. Delays in public infrastructure improvements or agency permitting (e.g. environmental remediation, state or federal approvals); or
 - iii. Other conditions of comparable scale and impact that do not result from the applicant's own actions.
 - b. The extension request satisfies all of the extension criteria set forth in Subsection (3) below.
3. Extension Criteria. An extension may be granted if:
 - a. The applicant requests the extension in writing prior to the date the approval expires;
 - b. No changes to the tentative plan are proposed;
 - c. There have been no changes to the Comprehensive Plan or Land Development Code that create a conflict with the tentative plan approval. If such a conflict exists, the extension shall either:
 - i. Be denied; or
 - ii. At the applicant's request, be processed as a modification pursuant to Section 17.09.300 to resolve the conflict.
4. If the approval expires and no extension has been granted pursuant to this section, the tentative plan approval shall be void.

D. Phased Development. The Planning Commission may approve a subdivision phasing plan at the time of tentative plan approval. Each phase shall be independently developable with adequate access, utilities and emergency services, and shall be subject to the timelines above, except that the total number of extensions shall not exceed ten (10) years total without re-approval.

16.10.070 Conditions of Approval

The city may impose conditions on any tentative plan approval to ensure compliance with approval criteria, applicable standards, and the public health, safety and welfare. Conditions may include, but are not limited to:

- A. **Public Improvements.** Construction and installation of on-site and off-site improvements, reasonably related and proportionate to the impacts of the development. Improvements may include but are not limited to: sidewalks, curbs, gutters, streets, street signs and street lights, traffic control devices, water, storm drainage, sanitary sewer, and park or recreation improvements. All improvements shall conform to the adopted standards and requirements of the City and other applicable service providers (e.g. Rogue Valley Sewer Services), and shall include but not be limited to the Public Works Standards and Specifications for Public Works Construction, unless the City determines site-specific modifications are appropriate.
- B. **Dedications.** Dedication of rights-of-way, easements, or land for public use, consistent with City standards when reasonably related and proportionate to the impacts of the development.
- C. **Deferred Improvements.** An agreement by the property owner to enter into a deferred improvement agreement for future construction of required improvements at a time specified by the City, and/or upon future development of adjacent or related property.
- D. **Local Improvement District Participation.** An agreement by the property owner to waive objection to formation of a local improvement district (LID) that may be established in the future to provide public facilities serving the development.
- E. **Recording of Agreements.** Any agreement required under this section shall be recorded with the County and shall run with the land, binding future owners. Recording costs shall be borne by the applicant.
- F. **Other Conditions.** Any other conditions deemed necessary by the City to reasonably mitigate project impacts or ensure compliance with applicable requirements of the Comprehensive Plan, Development Code, and adopted City standards, or the standards of other applicable service providers.

Chapter 16.12 FINAL PLATS

Sections:

16.12.010 Purpose

16.12.020 Applicability

16.12.030 Submittal Requirements

16.12.040 Final Plat Review

16.12.050 Approval Criteria

16.12.060 Development Agreements

16.12.070 Performance Guarantees

16.12.080 Acceptance of Public Improvements

16.12.090 Final Plat Approval, Effect, and Recording

16.12.010 Purpose

The purpose of this chapter is to establish clear procedures and standards for review and approval of final plats for partitions, subdivisions, and replats within the City. Final plat review ensures that:

- A. The plat is surveyed, monumented, and prepared in compliance with ORS Chapter 92;
- B. The plat conforms to the approved tentative plan and applicable conditions of approval;
- C. Required dedications, easements, and improvements are provided consistent with City and service provider standards; and,
- D. The plat is recorded with Jackson County, creating legal lots of record.

16.12.020 Applicability

This chapter applies to the preparation and approval of all final plats for partitions, subdivisions, and replats approved under chapter 16.10.

16.12.030 Submittal Requirements

Final plat applications shall be processed as Type I Reviews under CPMC 17.05.200 and shall include the following:

- A. Application Form and Fee. Completed City application form and filing fee per the adopted fee schedule.
- B. Surveyed Plat. A final plat prepared by an Oregon-licensed professional land surveyor in conformance with ORS 92, showing at a minimum:
 - 1. Date, scale, north arrow, and legal description of the property;

2. Tract boundaries, street rights-of-way (with centerlines), lot and block lines with bearings, distances curve data, lot/parcel areas and closure computations (closure required for subdivisions; partitions may show parcel dimensions and areas only);
 3. All monuments found, set or reset, tied to existing surveys and field books;
 4. Lot numbers (beginning with "1" in each block) and block numbers (consecutive, without duplication). (Note: block numbers required only for subdivisions);
 5. Tracts or parcels dedicated or reserved for public purposes, clearly distinguished from lots for sale;
 6. Easements shown with widths, bearings, and sufficient ties to locate relative to the plat;
 7. Dedications, including street right-of-way, easements or tracts with owner's certificates.
- C. Certificates. The following certificates shall appear on the plat, in a form approved by the City and County Surveyor:
1. Owner's consent to preparation and recordation of the plat and dedication of public rights-of-way and easements;
 2. Surveyor's certificate with professional seal, certifying compliance with ORS 92.060–92.075 and that monuments are set or will be set;
 3. City approval certificate with signature lines for the Planning Director and Public Works Director;
 4. Rogue Valley Sewer Services approval certificate;
 5. County Surveyor's approval;
 6. Jackson County Clerk's approval;
 7. Any other certificates required by ORS or the City.
- D. Title Report. A subdivision guarantee or title report, issued within 15 days of filing, identifying all parties with interest in the property and necessary signatures.
- E. Tax Certificate. Written proof from Jackson County that all taxes and assessments are paid to date.

F. Supplemental Information. The following supplemental information shall be provided at the time of final plat application to the City:

1. Written demonstration that all conditions of approval have been met;
2. Copy of Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions, if applicable.
3. Any additional supplemental information needed to verify compliance with City standards and requirements and/or ORS 92.

G. Copies. The applicant shall provide:

1. Paper Copies. One complete copy of the application, including one full-size plat (minimum 18" by 24"), and one reduced copy (8 ½" x 11" or 11" by 17").
2. Digital Copy. One PDF copy of the application, including final plat and all supplemental materials.

16.12.040 Final Plat Review

Final plat is subject to two separate staff reviews prior to recording. Each review is subject to its own application submittal requirements, fees and procedures. The two reviews include:

- A. City Review. The City shall review the final plat and supplemental materials to verify compliance with tentative plan approval, City ordinances, conditions of approval including those addressing applicable service provider standards.
- B. County Surveyor Review. Following the City's review and approval of the final plat, the Jackson County Surveyor shall review and approve the technical adequacy of the plat survey and monumentation for compliance with ORS Chapter 92.

16.12.050 Approval Criteria

A final plat shall be approved by the City if the following criteria are met:

- A. The final plat is in substantial conformance with the approved tentative plan and all conditions of approval have been met;
- B. Required dedications, easements and public facilities have been provided, bonded or otherwise secured in accordance with Section 16.12.060 and 16.12.070;
- C. All areas dedicated or conveyed to the public shall be free and clear of liens and encumbrances, except for public utility easements approved by the Public Works Director, or designee, as not interfering with the intended public use. Before final plat approval, the applicant shall provide documentation satisfactory to the City showing that all mortgages, trust deeds, or similar liens have been released as to the areas dedicated for public use.

D. Taxes and assessments are paid to date; and,

E. The plat complies with ORS Chapter 92 as certified by the Jackson County Surveyor.

16.12.060 Development Agreements

A. Timing. Prior to final plat approval, the applicant shall either:

1. Complete all required public improvements consistent with the approved tentative plan, conditions of approval and applicable standards; or,
2. Execute a development agreement with the City, ensuring completion of required improvements within one (1) year (or other time as mutually agreed upon by the City and the applicant).

B. Content of Agreement. The development agreement shall:

1. Identify all required public improvements, the standards for construction and the timeline for completion.
2. Specify that failure of the developer to complete all required public improvements in accordance with the terms of the agreement, may result in the City completing the improvements and shall result in full recovery of the city's cost and expenses from the developer.
3. Provide for inspection by the City and reimbursement of related costs.
4. Include indemnification of the City, including its council members, officers, boards, commissioners and employees, and agents, against all claims, costs, and liabilities resulting from the applicant's performance or non-performance of obligations under this agreement.
5. Be recorded against the property and binding on successors in interest.

C. Effect on Building Permits. Building permits may be issued after execution of the agreement and posting of the performance guarantee required in Section 16.12.070, provided:

1. Property corners are surveyed and set in accordance with ORS 92.060;
2. The applicant submits a plan for protecting incomplete improvements during construction;
3. The applicant acknowledges no certificates of occupancy will be issued until improvements are completed, inspected, and accepted unless otherwise authorized by City Council.

16.12.070 Performance Guarantees

- A. Security. To assure full and faithful performance of the development agreement in Section 16.12.060, the applicant shall secure one (1) or a combination of the following, in a form acceptable to the City:
1. A surety bond executed by a surety company authorized in Oregon;
 2. Cash Deposit; and/or,
 3. An irrevocable letter of credit, or assignment of deposit or loan disbursement agreement from a bank or savings and loan association, redeemable at a location within the State of Oregon.
- B. Amount. The security shall be in an amount sufficient to cover the estimated cost of the required improvement based on an engineer's estimate that has been accepted by the City. The amount shall include:
1. Construction, engineering, and inspection costs;
 2. Administrative and incidental costs; and,
 3. Inflationary costs over the period of the agreement.
- C. Use and Release of Funds. If the applicant fails to complete improvements in accordance with the development agreement, the City may draw upon the performance security to complete the work. The applicant shall remain liable for any costs exceeding the security amount. Any unused portion of the security shall be released to the applicant after City acceptance of improvements. The City may approve partial release of security as portions of the improvements are completed and accepted.
- D. Warranty.
1. Requirement. The City shall require a separate one-year warranty security, in an amount not less than 10% and not more than 20% of the original performance guarantee, to assure correction of defective work or materials discovered after acceptance of public improvements as provided in Section 16.12.080.
 2. Commencement of Warranty Period. The one-year warranty period shall begin on the date of final acceptance of the public improvements by the City.
 3. Warranty Obligations. During the warranty period, the applicant shall promptly correct any defective work or materials at their sole expense. If the applicant fails to do so, the City may draw upon the warranty security to make corrections.
 4. Final Release of Security. At the end of the warranty period, if all defects have been corrected and the improvements remain in good condition, the City shall provide written notice of final acceptance and release any remaining security.

16.12.080 Acceptance of Public Improvements

- A. Completion and Inspection. All required public improvements, whether completed prior to final plat approval or pursuant to a development agreement in Section 16.12.060, shall be subject to final inspection by the City. The applicant shall request in writing a final inspection upon completion of improvements. The City shall inspect the improvements for compliance with approved plans, specifications, and applicable standards.
- B. Conditional Acceptance. If the improvements are substantially complete and comply with applicable standards, the City may grant conditional acceptance, allowing connection or use as necessary, subject to completion of minor punch-list items. Conditional acceptance shall not begin the warranty period in Section 16.12.070(D), if applicable.
- C. Final Acceptance. Final acceptance shall occur only after:
 - 1. All required improvements are constructed and completed in accordance with approved plans and the Public Works Standards and Specifications;
 - 2. Punch-list items identified by the City have been corrected;
 - 3. As-built drawings and any required operation and maintenance documentation has been submitted and accepted by Public Works; and,
 - 4. All required testing (e.g. pressure tests, compaction tests, TV inspections) has been completed to the satisfaction of the City and applicable service providers (e.g. Rogue Valley Sewer Services).

16.12.090 Approval, Effect and Recording

- A. City Approval. Final plat approval by the City occurs in two steps:
 - 1. Notice of Type I Decision. The Planning Director or designee shall issue a written decision that the final plat complies with section 16.12.050 (Approval Criteria) and is approved for County Surveyor review.
 - 2. City Signatures on Mylar. Following County Surveyor certification of survey and monumentation compliance with ORS Chapter 92, the Planning Director and Public Works Director (or designees) shall sign the final plat mylars confirming compliance with all applicable City requirements. No land division will be recognized as complete until final plat is unconditionally approved by the Planning Director and no title to or interest in any property described in any offer of dedication on the final plat which is accepted by the Planning Director shall pass until recordation of said plat.
- B. Concurrent Review. Applicants may submit a final plat for concurrent City and County Surveyor review; however, City signatures shall not be affixed to the mylar until County

Surveyor certification is complete. Applicants choosing concurrent review assume the risk of revisions and shall be responsible for all costs associated with bringing the plat into compliance, including but not limited to professional services, additional City and County review, and plan reproduction.

- C. Effect of Approval. City signatures on the final plat authorize the applicant to obtain remaining signatures from other approving agencies and officials as required by ORS 92.120 and to record the plat with the Jackson County Clerk.
- D. Recording. The applicant shall record the final plat within ninety (90) days of obtaining all required signatures and shall provide a duplicate of the recorded mylar or other proof of recording acceptable to the City within ten (10) days of recording. Paper or uncertified digital copies shall not be accepted.

Failure to record within this period renders approval void unless, prior to expiration, the applicant submits a written request for extension and the Planning Director grants such extension in writing. An extension may be granted for good cause shown. Good cause includes delays in obtaining required signatures, clearing title or tax matters, completing minor technical corrections required by the County Surveyor, or other circumstances beyond the reasonable control of the applicant. Failure of the applicant to act diligently, or delays due to financing or private disputes, shall not constitute good cause.

Chapter 16.16

IMPROVEMENTS

Sections:

- 16.16.010 Purpose and Applicability
- 16.16.020 Standards and Procedures

16.16.010 Purpose and Applicability

This chapter establishes procedures for construction, inspection, and documentation of public improvements required as conditions of tentative plan or final plat approval, in accordance with ORS Chapter 92 and applicable City standards. It applies to subdivisions, partitions, replats, and associated public or private infrastructure.

16.16.020 Standards and Procedures

All improvements shall conform to the requirements of this title, Title 17 (Zoning), the City's adopted Public Works Standards and Specifications for Public Works Construction, and the conditions of tentative plan approval. Improvements shall be installed in accordance with the following procedures:

- A. Pre-Construction Authorization. No work shall begin until civil improvement plans prepared by an Oregon professional engineer have been approved by the Public Works Department and all required permits and encroachments are in place. A Pre-Construction meeting may be required by the Public Works Director or designee.
- B. Notification. The contractor shall notify the City prior to mobilization and the start of construction. If work has been discontinued for any reason, it shall not be resumed until the City has been notified.
- C. Inspection. All work is subject to City inspection. The City may require reasonable field adjustments to typical sections or details when warranted by field conditions and consistent with approvals.
- D. Underground Utility Sequencing. Underground utilities located in streets shall be installed prior to paving. Service stubs shall be installed to avoid disturbing finished improvements.
- E. As-Builts. Upon completion of improvements, the applicant shall submit as-built drawings in both printed mylar and digital (PDF) and AutoCAD formats showing the location and dimensions of all public improvements. As-built drawings shall be prepared and certified in accordance with the Public Works Standards. (Ord. 1650(part), 1990).

- F. Acceptance and Warranty. Acceptance of public improvements, warranty periods, and release of performance security shall follow the procedures in CPMC 16.12.070 (Performance Guarantees) and 16.12.080 (Acceptance of Public Improvements)
- G. Cost. All required improvements shall be installed at the expense of the applicant, unless otherwise agreed to in writing by the City and consistent with applicable laws or development agreements. (Ord. 1650(part), 1990).

Chapter 16.24
BLOCKS AND LOTS--DESIGN STANDARDS

Sections:

- 16.24.010 Purpose
- 16.24.020 Blocks
- 16.24.030 Easements
- 16.24.040 Lots—General
- 16.24.050 Lots—Size and Configuration
- 16.24.060 *Repealed Repealed Repealed*

16.24.010 Purpose

The purpose of this chapter is to ensure blocks and lots support connected multi-modal street networks, provide buildable sites and meet applicable zoning standards.

16.24.020 Blocks

- A. Length/Perimeter/Connectivity. Blocks shall comply with CPMC 17.75 and applicable overlays, including but not limited to TOD Overlay (CPMC 17.65) and CFA Overlay (CPMC 17.69). Pedestrian/bicycle connections shall be provided where block spacing cannot be met.
- B. Easements for Bicycle/Pedestrian Connections. Where required by CPMC 17.75, or applicable overlays, pedestrian/bicycle accessways shall be platted and improved per the Public Works Standards.

16.24.030 Easements

- A. Utility Lines. Easements for electric lines or other non-city-owned public utilities may be required, and shall be a minimum of ten feet in width located on the exterior portion of a single property. When deemed necessary by the Public Works Director, easements for city utilities (i.e., water, storm drain and sanitary sewer mains) shall be a minimum of fifteen feet in width located on the exterior portion of a single property. Tie-back easements six feet wide by twenty feet long shall be provided for utility poles along lot lines at change of direction points of easements.
 - 1. Structures Located within a City Utility Easement.
 - a. Except for public utilities and for signs when developed in accordance with Chapter [15.24](#) (Sign Code), no person shall locate, construct, or continue to locate a structure (as defined in Chapter [16.08](#)) within a city utility easement (as defined in Chapter [16.08](#)), except as provided in subsections (A)(1)(b) and (A)(2) of this section.

- b. Notwithstanding the foregoing, the city may approve fencing, concrete block walls/fencing, retaining walls, and similar fencing/wall structures that are otherwise in compliance with the building code, and with the clearance provisions noted herein, over a utility easement subject to the following requirements:
 - i. Said fencing or wall structures that interfere with the installation, maintenance, access, or operation of a public utility or city utility may be removed by the utility provider or the city at the sole cost of owner.
 - ii. Any replacement or relocation of the fencing or wall structures shall be at the sole cost of the property owner or occupant.
 - iii. Owners and occupants of property shall not be entitled to compensation for damages related to removal of the fencing or wall structures.

2. Grass, Asphalt, and Concrete Installed within a City Utility Easement.

- a. Subject to the limitations of the building code, lawful owners and occupants of property may install grass or other plants, asphalt and concrete within a city utility easement.
- b. In the course of installing, accessing, maintaining, or operating its facilities in a city utility easement, a public utility or the city, as the case may be, may move or remove any asphalt, concrete, or vegetation located within said easement.
- c. Any replacement, repair or replanting shall be shall be repaired and replaced by the public utility provider in a reasonable manner at the sole cost of the property owner.
- d. Owners and occupants of property shall not be entitled to compensation related to damages to grass, asphalt, or concrete so long as the repairs and replacement are done in a reasonable manner and in a reasonable time frame.

- B. Watercourses. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there may be required a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose. For access to such storm drainage facilities, streets, parkways or access roads parallel to major watercourses may be required.

16.24.040 Lots--General

- A. No lot may be created that would cause any new or expand any existing nonconforming situations under CPMC 17.56 Nonconforming Situations.
- B. All lots shall comply with the provisions in Title 16 (Land Divisions) and Title 17 (Zoning), including but not limited to dimensional, density and use standards (including overlays). (Ord. 1997 §2(part), 2014; Ord. 1684 §12, 1993).

16.24.050 Lots--Size and Configuration

- A. Zoning Controls. Minimum/maximum lot size, width, depth and frontage requirements are established in Title 17. All lots shall conform with the zoning ordinance.

In the case of irregular lots, the width shall be measured along the front building line. In no case shall the average depth be more than two and one-half times the width. Corner lots for residential use shall have sufficient width to permit appropriate building setback from and orientation to both streets.

- B. Septic Exceptions. In areas that cannot be connected to sewer lines, minimum lot sizes shall be sufficient to permit sewage disposal by an engineered system in accordance with Department of Environmental Quality, Jackson County environmental quality section, and public works standards. Such lot sizes shall conform to the requirements of the Jackson County environmental quality section.
- C. Through Lots. Through lots shall be avoided except where essential to reduce access to primary or secondary arterial streets or streets of equivalent traffic volume, reduce access to adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet may be required along the line of lots abutting such adjacent street. There shall be no right of access across such planting screen easements. (Ord. 1997 §2(part), 2014; Ord. 1764 §7, 1997; Ord. 1650(part), 1990).
- D. Side Lot Lines. The side lines of lots shall run at right angles to the street upon which the lots face, as far as practicable, or on curbed streets they shall be radial to the curve. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).

CPMC 16.26 (NEW)

RESERVE ACREAGE

- 16.26.010 Purpose
- 16.26.020 Applicability
- 16.26.030 Standards and Criteria

16.26.010 Purpose

The purpose of reserve acreage is to provide flexibility for dividing land into interim tracts that may be developed in phases or at a later time, while ensuring orderly future development consistent with the Comprehensive Plan, zoning requirements, and public facility planning. Reserve acreage is intended for both small-scale phased projects within the city and large interim parcels at the urban edge, particularly within areas designated under the Exclusive Agriculture (EA) Overlay.

16.26.020 Applicability

- A. Inside City Limits.
 - 1. Within an approved subdivision or partition, reserve acreage tracts may be created for the purpose of phased development.
 - 2. The size of reserve acreage tracts shall be consistent with the approved tentative plan and may be less than ten (10) acres, as necessary to accommodate phased development.
- B. Urban Growth Boundary at Time of Annexation (EA Overlay/Holding Zones).
 - 1. For properties annexed and zoned R-00 or E-00 Holding Zone within the Exclusive Agriculture (EA) Overlay, reserve acreage may be used to divide land into large interim parcels.
 - 2. Each reserve acreage parcel shall be at least ten (10) acres in size.

16.26.030 Standards and Criteria

All land divisions that establish reserve acreage tracts shall meet the following standards and criteria:

- A. Labeling. All reserve acreage tracts shall be clearly labeled "Reserve Acreage" on tentative plans and final plats.
- B. Conceptual Future Development Plan. A Conceptual Future Development Plan shall be required for all land division applications that include reserve acreage, regardless of size. The plan shall demonstrate how the property can be

developed in compliance with current City standards when urban services become available. The Conceptual Future Development Plan is intended as a schematic concept only and does not constitute a Master Plan approval under Chapter 17.65 or other sections of the Land Development Code. At a minimum, the plan shall show:

1. Future rights-of-way for higher-order streets consistent with the Transportation System Plan;
2. Future rights-of-way for local streets needed to meet block length and connectivity standards; and,
3. Conceptual locations for future land uses consistent with the Comprehensive Plan.
4. Street alignments shall be designed to provide logical extensions to adjacent properties and through reserve acreage tracts. Where a public street is shown along the border of a reserve acreage tract, the conceptual master plan shall show the street continuing through the tract to ensure future connectivity. At a minimum, the Conceptual Future Development Plan shall demonstrate that future street sections can be designed to accommodate one-half the ultimate street section plus ten (10) feet consistent with the Public Works Standards.

C. Access.

1. Each reserve acreage parcel shall have at least sixty (60) feet of frontage on a public street; or,
2. The Conceptual Future Development Plan shall demonstrate that future streets can be designed to provide logical extensions to adjacent properties and accommodate one-half of the ultimate street section plus ten (10) feet, consistent with the City's Public Works Standards.

D. Restrictions on Development.

1. No new buildings or individual utility service connections shall be permitted on reserve acreage parcels that were vacant at the time the parcel was created.
2. A plat note approved by the City shall be recorded on the final plat stating: "Development of Reserve Acreage Tracts is prohibited until the property has been rezoned to an urban zoning district consistent with the Comprehensive Plan and a final plat or land use approval has been obtained." . The City may also include this restriction as a condition of approval for clarity on future permit reviews.

E. Future Development. Development of reserve acreage parcels, including any vertical construction and installation of individual utility service connections, may only occur after:

1. The property has been zoned consistent with the Comprehensive Plan. If the property is within a Holding Zone in the EA Overlay, the property shall be rezoned to an urban intensity zoning district consistent with the Comprehensive Plan; and,
2. A final plat or other required land use approval has been obtained demonstrating consistency with the applicable density and development standards of the approved zoning district.

Chapter 17.12

ZONING DISTRICTS

Sections:

- 17.12.010 Purpose.
- 17.12.020 Zoning district classification.
- 17.12.030 Zoning district boundary determination.

Prior legislation: Ords. 1436, 1615, 1684, 1888, 1969 and 2100.

17.12.010 Purpose.

The purpose of this chapter is to establish zoning district for every unit of land (i.e., parcel, lot, tract, right-of-way) within the city of Central Point consistent with the comprehensive plan. Units of land may also be designated within one or more overlay zones. It is also the purpose of this chapter to specify how zoning district boundaries are determined. The use of land shall be limited to uses allowed by applicable zone(s). (Ord. 2120 §10, 2024).

17.12.020 Zoning district classification.

For the purposes of this title, the following zones are established by the city:

Abbreviation	District	Chapter Reference
R-L	Residential low-density	17.16
R-1	Residential single-family	17.20
R-2	Residential two-family	17.24
R-3	Residential multiple-family	17.28
C-N	Neighborhood convenience shopping	17.32
C-4	Tourist and office-professional	17.44
C-5	Thoroughfare commercial	17.46
M-1	Industrial	17.48
M-2	Industrial general	17.52
B.C.G.	Bear Creek Greenway	17.54
OS	Parks and Open Space	17.30
TOD	Transit oriented development overlay	17.65, 17.66, 17.67
LMR	Low mix residential	17.65
MMR	Medium mix residential	17.65
HMR	High mix residential	17.65
EC	Employment commercial	17.65
GC	General commercial	17.65

Abbreviation	District	Chapter Reference
C	Civic	17.65
OS	Open space	17.65
ENVRO	Environmental Overlay	17.66
APO	Airport Overlay	17.67
EA	Exclusive Agriculture Overlay	17.68
R-00	Residential Holding Zone	17.68
E-00	Employment Holding Zone	17.68
CFA	Climate Friendly Area Overlay	17.69

(Ord. 2120 §10, 2024).

17.12.030 Zoning district boundary determination.

This section sets forth criteria to be used in determining the location of any zoning district boundary as shown on the zoning map. Zoning district boundaries, as shown on the city of Central Point zoning map, shall be construed to follow:

- A. City limit lines.
 - B. Platted lot lines or other property lines as shown on the Jackson County assessor’s plat maps.
 - C. The centerline of street, railroad or irrigation district rights-of-way.
 - D. The centerline of streams or other water courses as measured at mean low water, and, in the event of a natural change in location of the centerline of such water course, the zoning district boundary shall be construed as moving with the channel centerline.
- (Ord. 2120 §10, 2024).

Chapter 17.65 TOD Overlay

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
17.65.060	Circulation and Access Standards
17.65.070	Site Design Standards
17.65.080	Public Parks and Open Space Design Standards
17.65.090	Building Design Standards
17.65.100	Applications and Review Procedures

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. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).

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. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).

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. 2125 §3 (Exh. C), 2025; 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. 2125 §3 (Exh. C), 2025; 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 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 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. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1867 §4(part), 2006; Ord. 1815 §1(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
Care Facility							
Family child care home	P	P	P	P	P	N	N
Child care center	N	N	N	P	P	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

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
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
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N
<u>Industrial</u>							
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
<u>Civic</u>							
Community Services	C	C	C	N	N	P	C

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
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
<u>Open Space</u>							
Parks and Open Space	P	P	P	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses. 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	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 (l)	2,700 SF (l)	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 (l)	2,700 SF (l)	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
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
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'(m)	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.
 - (m) : In developments approved under a Master Plan pursuant to CPMC 17.65100, anchor retail buildings greater than 80,000 square feet may be located beyond the maximum front setback, provided:
 - (1) The building is oriented to and fronts on an internal accessway designed with pedestrian amenities and streetscape features equivalent to a public street;
 - (2) The overall Master Plan includes outlot or liner buildings that meet the minimum/maximum setback standards along at least 50 percent of the public street frontage; and
 - (3) Parking areas are not located between buildings and street frontages except where outlot buildings provide the primary street edge.
- (Ord. 2125 §3 (Exh. C), 2025; 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).

17.65.060 Circulation and Access Standards

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD overlay master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the

- standards is not reasonably practicable or appropriate due to:
- a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD overlay and existing local and minor collector streets.
8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.
- a. Except for specific accessway facilities identified in a TOD overlay master plan, the following accessway dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
 - b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:
 - i. Street furniture;
 - ii. Plantings;
 - iii. Distinctive paving;
 - iv. Drinking fountains; and

v. Sculpture.

- c. Sidewalks adjacent to undeveloped parcels may be temporary.
- d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked with textured accent paving or painted stripes.
- e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.

9. Public Off-Street Accessways.

- a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.
- b. Major off-street pedestrian accessways shall incorporate all of the following design criteria:
 - i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;
 - ii. Minimum ten-foot vertical clearance;
 - iii. Minimum twenty-foot horizontal barrier clearance for pathway;
 - iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;
 - v. Nonskid boardwalks if wetland construction is necessary; and
 - vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.
- c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

B. Parking Lot Driveways.

1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met:
 - a. The parking lot driveway is less than one hundred feet long;
 - b. The parking lot driveway serves one or two residential units; or
 - c. The parking lot driveway provides direct access to angled parking stalls.
 2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.
 3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.
 4. Large driveways should use distinctive paving patterns.
- C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:
1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;
 2. Providing an attractive, convenient pedestrian accessway to building entrances;
 3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
 4. Integrating signage and lighting system which offers interest and safety for pedestrians;
 5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping. (Ord. 2100 § 14, 2023; Ord. 2034 §12, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.070 Site Design Standards

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

A. Adjacent Off-Site Structures and Uses.

1. All off-site structures, including septic systems, drain fields, and domestic wells (within one hundred feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD overlay and as necessary to improve the overall relationship of a development or an individual building to the surrounding context.
2. Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and, more specifically, Section 420.10.02, Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.

B. Natural Features.

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

C. Topography.

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

for the new structure should be considered.

D. Solar Orientation.

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

E. Existing Buildings on the Site.

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

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

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

H. Adjoining Uses and Adjacent Services.

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

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.
2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.
3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or fourplexes.

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

J. Parking.

1. Parking Lot Location.

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

2. Design.

- a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.
- b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be ground cover plants. The landscaping does not apply towards any perimeter or interior parking lot landscaping requirements, but does count towards any overall site landscaping requirement.
- c. In order to control dust and mud, all vehicle areas must be paved.
- d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.
- e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.
- f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.
- g. Parking should be located in lower or upper building levels or in less visible portions of site.

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

- a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.
- b. Where possible, alleys should be used to bring the vehicle access to the back of the site.

4. For parking structures, see Section [17.67.070\(H\)](#).

K. Landscaping.

1. Perimeter Screening and Planting.

- a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.
- b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.

2. Parking Lot Landscaping and Screening.

- a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.
 - i. Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.
 - ii. Live shrubs and ground cover plants shall be planted in the landscaped area.
 - iii. Each tree shall be located in a four-foot by four-foot minimum planting area.
 - iv. Shrub and ground cover beds shall be three feet wide minimum.
 - v. Trees and shrubs must be fully protected from potential damage by vehicles.
- b. Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:
 - i. A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the

parking lot;

- ii. A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;
 - iii. A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.
- c. Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grille, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
- d. Parking Area Interior Landscaping.
- i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.
 - (A) Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred square feet of landscaped area. Ground cover plants must completely cover the remainder of the landscaped area.
 - (B) Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a

minimum dimension of three feet.

ii. Development Standards for Parking Area Interior Landscaping.

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

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

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

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

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

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

a. Prohibited screening includes chainlink fencing with or without slats.

b. Acceptable screening includes:

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

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

5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on

the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, and tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.

L. Lighting.

1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.
 - a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.
 - b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.
 - c. Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.
2. Fixture Design in Public Rights-of-Way.
 - a. Pedestrian-scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.
 - b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.
3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.
 - a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.

- b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.
- c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.
- d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.
- e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in Chapter [15.24](#). The sign requirements in Chapter [15.24](#) shall govern in the TOD overlay with the exception of the following:
 - a. The types of signs permitted shall be limited only to those signs described in this chapter.
 - b. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
 - c. Signs that use images and icons to identify store uses and products are encouraged.
 - d. Projecting signs located to address the pedestrian are encouraged.
2. Sign Requirements. Signs within the TOD overlay shall comply with the standards in Table 17.67.050(1).

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Freestanding/Monument				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1			
Max. Height (Measured from Finished Grade)	4 feet	8 feet	20 feet	
Sign Area/Building Face	16 square feet	20 feet	50 square feet	
Total Sign Area-- All Building Faces	32 square feet	48 feet	100 square feet	
Location	At entry point to housing complex or subdivision		Outside of public right-of-way	
Wall and Projecting				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1	No limit		
Max. Height	Lowest part at least 8 feet above underlying grade for projecting signs			
Sign Area/Building Face	8 square feet		Wall signs may be allowed at 1.5 square feet per lineal foot of building frontage.	

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Sign Area/Building Face	8 square feet			If the principal façade is set back at least 20-feet from the right-of-way (including legal non-conforming setbacks), the maximum sign area may increase to 2.0 square feet per lineal foot of building frontage.
Total Sign Area-- All Building Faces	16 square feet			
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy			
Temporary (d) (e)				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	2		4	
Max. Height	3 feet		NA	
Sign Area/Building Face	6 square feet			32 square feet
Total Sign Area-- All Building Faces	24 square feet			64 square feet
Location	Outside of street right-of-way			
Time Limit	120 days			
Directional				
Permitted	Yes			

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Internally Illuminated	Prohibited			
Max. Number	1 per driveway		2 per driveway	
Max. Height	3 feet			
Sign Area/Building Face	6 square feet			
Total Sign Area-- All Building Faces	24 square feet			
Location	Adjacent to private driveway or sidewalk			
Scoreboard (c)				
Permitted	No	No	CUP	No
Internally Illuminated	NA		Yes	NA
Max. Number	NA		Yes	NA
Max. Height	NA		30 feet	NA
Max. Sign Area	NA		525 square feet	NA
Location	NA		Per CUP	NA

Note:

- (a) For ground commercial uses in the HMR district.
- (b) For residential uses in the HMR district.

- (c) Scoreboards allowed only as a conditional use within the Civic district.
- (d) Sidewalk A-frame boards (1) within fixed dimensions and not obstructing public right-of-way.
- (e) Temporary commercial banners to promote grand openings, 30 to 60 days per year maximum with planning permit.

3. Sign Materials. Unless otherwise exempt, or authorized by the planning commission, all signs must comply with the following design criteria:

- a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.
- b. Building/sign proportionality as referenced in Table 17.67.050(1).
- c. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. External illumination is understood to include “back lit” or “halo” lighting. Internally illuminated signs are prohibited except as provided under Table 17.67.050(1) for scoreboards.

4. Prohibited Signs.

- a. Internally illuminated signs;
- b. Roof signs;
- c. Reader boards;
- d. Flashing signs;
- e. Electronic message/image signs on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently;
- f. Bench signs;
- g. Balloons or streamers. (Ord. 2100 § 15, 2023; Ord. 2028 §4, 2016; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.080 Public Parks and Open Space Design Standards

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

B. Parks and Open Space Location.

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

C. Parks and Open Space Amount and Size.

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

dwelling.

- c. Nonresidential development: at least ten percent of the development's site area.

D. Parks and Open Space Design.

1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:
 - a. Benches or a seating wall;
 - b. Public art such as a statue;
 - c. Water feature or decorative fountain;
 - d. Children's play structure including swing and slide;
 - e. Gazebo or picnic shelter;
 - f. Picnic tables with barbecue;
 - g. Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball;
 - h. Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or
 - i. Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.
2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children's play structure on site.
3. For safety and security purposes, parks and open spaces shall be adequately illuminated. (Ord. 2100 § 16, 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.090 Building Design Standards

A. General Design Requirements.

1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of “sustainable design” practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:
 - a. Natural ventilation;
 - b. Passive heating and cooling;
 - c. Daylighting;
 - d. Sun-shading devices for solar control;
 - e. Water conservation;
 - f. Appropriate use of building mass and materials; and
 - g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S. Green Building Council’s LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council’s website, www.usgbc.org.)
2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.
3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.
4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.

B. Architectural Character.

1. General.
 - a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is

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

- b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
 - c. Attention should be paid to the following architectural elements:
 - i. Building forms and massing;
 - ii. Building height;
 - iii. Rooflines and parapet features;
 - iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);
 - v. Window size, orientation and detailing;
 - vi. Materials and color; and
 - vii. The building's relationship to the site, climate, topography and surrounding buildings.
2. Commercial and High Mix Residential.
- a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.
 - b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and

architectural character of adjacent single-family dwellings.

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

C. Building Entries.

1. General.

- a. The orientation of building entries shall:
 - i. Orient the primary entrance toward the street rather than the parking lot;
 - ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.
- b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.
- c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.
- d. An exception to any part of the requirements of this section shall be allowed upon finding that:
 - i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or
 - ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).

2. Commercial and High Mix Residential.

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

- b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.
 - ii. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.
 - iii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.
 - iv. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

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

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

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

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

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

D. Building Facades.

1. General.

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

- warehouses) shall not dominate a pedestrian street frontage.
- f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.
 - g. All buildings, of any type, constructed within any TOD overlay shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.
 - h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.
 - i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.
 - j. Ground-floor openings in parking structures, except at points of access, must be covered with grilles, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
 - k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.
 - l. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.
2. Commercial and High Mix Residential/Commercial.

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

3. Residential.

- a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:
 - i. No more than forty-five percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling with frontage on a public street, except alleys, shall be an attached

garage.

- ii. Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.
 - iii. For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.
 - iv. Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.
 - v. Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a sideyard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.
- b. The facades of multifamily residences shall comply with the following standards:
- i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.
 - ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.

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

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

- a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.
- b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

2. Residential.

- a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.
- b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.
- c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.
- d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

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

- i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.
 - b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.
2. Residential.
 - a. Lighting shall not draw inordinate attention to the building facade.
 - b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.
 - c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.

G. Service Zones.

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

H. Parking Structures.

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

2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.
3. Residential parking structures must comply with the facade requirements for residential developments. (Ord. 2100 § 17, 2023; Ord. 2047 §2, 2018; Ord. 2034 §13, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.100 TOD Applications.

There are four (4) types of applications which are subject to additional review within the TOD Overlay. These are subject to the application review procedures set forth in CPMC 17.05, except as modified in this section.

A. TOD Overlay Master Plan.

1. Purpose. The purpose of a master plan is to provide a written and illustrated plan for the land use and development of property within the TOD as a mechanism to create integrated communities with diverse housing, employment, opportunities and services in a walkable and transit-ready or serviced area.

Additionally, master planning is intended to allow flexibility in applying setback and building orientation standards where the overall development pattern achieves the intent of creating pedestrian-oriented frontages and minimizes parking between buildings and streets.

2. Applicability. Master Plan approval shall be required for:
 - a. Development or land division applications which involve two or more acres of land; or,
 - b. Modifications to a valid master plan approval which involve one or more of the following:
 - i. An increase in dwelling unit density which exceeds five (5) percent of approved density;
 - ii. An increase in commercial gross floor area of ten (10) percent or two thousand (2,000) square feet, whichever is greater;

- iii. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or,
 - iv. A modification of a condition imposed as part of the master plan approval.
3. Submittal Requirements. A master plan shall include the following elements:
- a. Introduction. A narrative describing:
 - i. Duration of the master plan;
 - ii. Site location map;
 - iii. Land use and minimum and maximum residential densities proposed;
 - iv. Identification of other approved master plan within the project area (100 feet).
 - b. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.
 - i. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, stormwater, gas, electricity, and agricultural irrigation.
 - ii. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.
 - c. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.65.070, Circulation and Access Standards.
 - d. Site Plan. A plan and narrative addressing Section 17.65.080, Site Design Standards.
 - e. Recreation and Open Space Plan. A plan and narrative addressing Section 17.65.090, Public parks and open space design standards.

- f. Building Design Plan. A written narrative and illustrations addressing Section 17.65.100, Building design standards.
 - g. Transit Plan. A plan identifying proposed, or future transit facilities (if any).
 - h. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions and hazardous sites on and adjacent to the project site.
 - i. Large-Format Retail Flexibility Plan. Master Plan applications proposing anchor retail buildings greater than 80,000 square feet shall include:
 - i. A circulation plan demonstrating how internal accessways replicate public street functions, including sidewalks, landscaping, pedestrian connections, and building orientation;
 - ii. A frontage plan identifying how outlot or liner buildings will be placed to define street edges consistent with TOD setback standards;
 - iii. A phasing plan ensuring that street frontage improvements and outlot buildings are constructed in coordination with the anchor building; and,
 - iv. Design standards showing that parking fields are screened from street frontages by buildings, landscaping, or other acceptable means.
4. Approval Criteria. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
- a. Sections 17.65.040 and 17.65.050, Land Use and Zoning Regulations;
 - b. Sections 17.65.070 through 17.65.100 relating to TOD design standards;
 - c. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 and 17.65.050;
 - d. Section 17.65.050(F)(3), Parking Standards, and Chapter 17.65, Off-Street Parking and Loading;

- e. Chapter 17.70, Historic Preservation Overlay Zone; and,
 - f. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.
 - g. Section 17.65.080, Public Parks and Open Space Design Standards, including the requirement that master plans reserve, improve, and/or establish parks and open space adequate to serve the projected population at buildout.
5. Expiration. The master plan approval shall be established as part of the master plan approval process by the approving authority. The master plan approval granted shall expire and become void unless an extension is filed or building permits have been issued in accordance with subsection 17.65.060(F) below.

B. Land Division.

1. Applicability. Partitions and subdivisions shall be reviewed as provided in Title [16](#), Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.
2. Approval Criteria. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Title 16, Subdivisions; and
 - b. The proposed land division complies with the approved TOD Overlay Master Plan for the property; if required; and,
 - c. The TOD Overlay design standards set forth in CPMC 17.65.070 through 17.65.100.

C. Site Plan and Architectural Review.

1. Applicability. The provisions of Chapter [17.72](#), Site Plan and Architectural Review, shall apply to permitted and limited uses within the TOD overlay. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.

2. Approval Criteria. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of chapter 17.72, Site Plan and Architectural Review, shall be satisfied; and
 - b. The proposed improvements comply with the approved TOD Overlay master plan for the property, if required; and
 - c. The TOD design standards set forth in Sections 17.65.070 through 17.65.100.

D. Conditional Use Permit.

1. Applicability. Conditional uses shall be reviewed as provided in Chapter [17.76](#), Conditional Use Permit. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in subsection A of this section.
2. Approval Criteria. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Chapter 17.76, Conditional Use Permits; and
 - b. The proposed conditional use complies with the approved TOD overlay master plan for the property, if required; and
 - c. The TOD design standards set forth in Sections 17.65.070 through 17.65.100.

E. Conditions of Approval. The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied.

F. Expiration.

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

- a. An application for extension is filed and approved subject to the requirements of Chapter [17.05](#); or
 - b. Building permits for the development have been issued and construction diligently pursued to initiate construction.
2. If the time limit for development expired and no extension has been granted, the application shall be void.

CPMC 17.66
Environmental Overlay

[Reserved]

CPMC 17.67
Airport Overlay

[Reserved]

CPMC 17.68

EXCLUSIVE AGRICULTURE (EA) OVERLAY

- 17.68.010 Purpose
- 17.68.020 Applicability
- 17.68.030 Residential Holding Zone (R-00)
- 17.68.040 Employment Holding Zone (E-00)
- 17.68.050 Land Divisions and Property Line Adjustments in Holding Zones
- 17.68.060 Removal of EA Overlay and Holding Zones

17.68.010 Purpose

The purpose of the Exclusive Agriculture (EA) Overlay and Holding Zones is to preserve and continue active agricultural use within the City's Urban Growth Boundary (UGB) during the transition from county to city jurisdiction.

The EA Overlay allows land to be annexed into the city while maintaining farming operations until the land is ready for urban development. The Residential Holding Zone (R-00) and Employment Holding Zone (E-00) provide interim zoning districts that limit urban development until infrastructure, facilities, and market conditions are adequate.

Together, the EA Overlay and Holding Zones ensure that:

- A. Farming can continue during the transition from rural to urban use;
- B. Land is preserved in large, manageable parcels to avoid premature or inefficient subdivision; and
- C. Future development occurs in a manner consistent with the Comprehensive Plan, zoning requirements, and public facility planning.

17.68.020 Applicability

- A. The EA Overlay and Holding Zones may only be applied to lands:
 - 1. Located within the City's Urban Growth Boundary (UGB);
 - 2. Zoned Exclusive Farm Use (EFU) in Jackson County at the time of annexation; and,
 - 3. In active farm use at the time of annexation.
- B. Application of the EA Overlay and Holding Zones shall occur at the time of annexation and only upon request of the property owner. Application requires:

1. A Comprehensive Plan Amendment (CPMC 17.96) to apply the EA Overlay; and
2. A Zoning Map Amendment (CPMC 17.10) to designate the land as R-00 Residential Holding Zone and/or E-00 Employment Holding Zone.

17.68.030 Residential Holding Zone (R-00)

A. Permitted Uses

1. Existing legally established uses at the time of annexation.
2. One single-family dwelling unit and one accessory dwelling unit (ADU) per parcel that existed at the time of annexation.
3. Agricultural uses and improvements directly related to farming, as defined in CPMC 17.08.010.

B. Conditional Uses

1. On-site farm product sales and/or small wineries, provided the site includes a vineyard and/or farm of at least ten (10) contiguous acres and all of the following are met:
 - a. Any sales or winery buildings are less than 4,000 square feet and located at least 100 feet from property lines not within the EA Overlay;
 - b. Structures are used only for agricultural sales or winery operations, not residences;
 - c. Sales may include incidental items promoting farm products or wine;
 - d. Signage complies with Chapter 15.24 (Sign Code).

C. Development Standards

1. Minimum area: three (3) contiguous acres.
2. Reserve Acreage tracts may be created consistent with Chapter 16.26.
3. No new urban development, subdivision, or individual utility service connections are permitted until the EA Overlay and Holding Zone are removed.

17.68.040 Employment Holding Zone (E-00)

A. Permitted Uses

1. Existing legally established uses at the time of annexation.
2. Agricultural uses and improvements directly related to farming.
3. Limited non-structural uses, including:
 - a. Mobile Food Businesses (per CPMC Chapter 5.44);
 - b. Temporary retail sales not more than 45 consecutive days or 60 days total in a calendar year (e.g., Christmas tree lots, farmers markets);
 - c. Park-and-ride lots;
 - d. Utilities for public service providers;
 - e. Special events (per CPMC Chapter 5.42).

B. Conditional Uses

1. On-site farm product sales and/or small wineries, provided the site includes a vineyard and/or farm of at least ten (10) contiguous acres and all of the following are met:
 - a. Any sales or winery buildings are less than 4,000 square feet and located at least 100 feet from property lines not within the EA Overlay;
 - b. Structures are used only for agricultural sales or winery operations, not residences;
 - c. Sales may include incidental items promoting farm products or wine;
 - d. Signage complies with Chapter 15.24 (Sign Code).

C. Development Standards

1. Minimum area: three (3) contiguous acres.
2. Reserve Acreage tracts may be created consistent with Chapter 16.26.
3. No new urban development, subdivision, or individual utility service connections are permitted until the EA Overlay and Holding Zone are removed.

17.68.050 Land Divisions and Property Line Adjustments in Holding Zones

- A. Land Divisions. Land within R-00 or E-00 Holding Zones may be partitioned or subdivided into Reserve Acreage parcels consistent with Chapter 16.26.
- B. Property Line Adjustments. Property line adjustments may be approved, provided the minimum three (3) contiguous acre requirement for holding zones is maintained.

17.68.060 Removal of EA Overlay and Holding Zones

The EA Overlay and associated Holding Zones shall remain in effect until they are replaced with an urban intensity zoning district consistent with the Comprehensive Plan. Removal requires approval of a Minor Zone Map Amendment pursuant to CPMC 17.10. Upon approval, the EA Overlay and Holding Zone designation shall be removed from the property and replaced with the appropriate urban zoning district.

Chapter 17.94

ANNEXATION

Sections:

- 17.94.010 Purpose and applicability.
- 17.94.020 Application process and submittal requirements.
- 17.94.030 Approval criteria.
- 17.94.040 Zoning of annexed property.
- 17.94.050 Annexation of territory surrounded by the city.

17.94.010 Purpose and applicability.

Annexation is the action taken to incorporate land into the city. Under state law, land may be annexed to the city only if it is within the urban growth boundary, and is contiguous to the city limits. Applications for annexation may be accompanied by other, concurrent applications, for amendment to the comprehensive plan, amendments to the zoning map and requests for withdrawal from special districts, provided that such concurrent applications meet all requirements therefor. (Ord. 2120 §2, 2024).

17.94.020 Application process and submittal requirements.

A. Application for Annexation. Except for the annexation of unincorporated territory surrounded by the city as provided in Section 17.94.050, applications for annexation shall include all of the requirements listed in subsection C of this section, and be subject to the provisions of ORS 222.111 through 222.180 (Authority and Procedures for Annexation) or 222.840 through 222.915 (Health Hazard Abatement Law).

B. Public Hearing for Annexation. A public hearing shall be held prior to the council's adoption of an ordinance for annexation. The city shall publish notice of the public hearing once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall post notices of the hearing in at least four public places in the city for a like period.

1. Exception. A public hearing is not required when all of the owners of land in the unincorporated territory and not less than fifty percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory, and file a statement of their consent with the council per ORS 222.125.

C. Submittal Requirements. An application for annexation shall contain the following information:

1. Vicinity map drawn at a scale of one inch equals one thousand feet identifying the proposed area of annexation and existing city limits.
2. Assessor's Maps of the Proposed Annexation Area. The assessor's maps shall have identified those parcels for which consents to annex have been acquired and adjacent right-of-way to be annexed.

3. Consent to annex forms completed and signed by all consenting property owners within the proposed annexation area.

4. Legal metes and bounds or lot and block description of the annexation area. Prior to submittal of the annexation application, the applicant shall consult with the public works department on the extent of any adjacent right-of-way that is to be included in the legal description. All legal descriptions shall be reviewed and approved by the public works department prior to submittal of the annexation application.

5. Specific information on each parcel within the proposed annexation area:

- a. Current assessed valuation shown on county assessor's tax rolls.
- b. Acreage of both public and private property, and public right-of-way to be annexed.
- c. Map and tax lot number.

6. Addresses of all dwelling units and businesses located within the annexation area and names of all residents and whether they are registered voters.

7. The following additional information shall also be supplied by the applicant:

- a. Existing land uses within annexation area.
- b. Existing zoning within the annexation area.
- c. Existing improvements such as:
 - i. Water system;
 - ii. Streets;
 - iii. Sanitary sewer;
 - iv. Storm drainage.
- d. Special districts within the area, such as:
 - i. Water district;
 - ii. Irrigation district;
 - iii. Fire district;
 - iv. School district;
 - v. Rogue Valley Sewer Services;
 - vi. Other.
- e. Written findings indicating compliance with all of the applicable requirements of this chapter and the criteria contained in Section 17.94.030.

8. Property owners' names, addresses and map and tax lot numbers within two hundred feet of the subject site, typed on mailing labels.

9. Payment of the application fee(s). (Ord. 2120 §2, 2024).

17.94.030 Approval criteria.

The city council must find that the following requirements are met in order to approve an annexation:

A. The land is within the city's urban growth boundary;

B. The land is contiguous to the current city limits;

C. The land is zoned in accordance with Section 17.94.040; and

D. Unless the land being considered for annexation is enclaved by the city or the city chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or 222.170. (Ord. 2120 §2, 2024).

17.94.040 Zoning of annexed property.

The comprehensive plan of Central Point includes a plan for future land uses within the UGB area. The zoning map described in Section 17.12.030 is consistent with the comprehensive plan and will control the district into which a newly annexed area is placed. The appropriate zoning district shall be applied to the area upon annexation if predesignated pursuant to the zoning map. If no zoning district has been designated on the zoning map, or if the property owner requests application of the Exclusive Agriculture Overlay and associated Holding Zone(s) under CPMC 17.68, the applicant shall submit a zone map amendment application in accordance with the requirements in Chapter 17.10 concurrent with the annexation application. (Ord. 2120 §2, 2024).

17.94.050 Annexation of territory surrounded by the city.

A. As authorized in ORS 222.750, the city council may, by ordinance, annex territory surrounded by the corporate boundaries of Central Point with or without the consent of any owner of property within the territory or resident of the territory.

B. Such annexation may be initiated at the request of the planning department or city council and shall not be subject to the requirements of Chapter 17.05 and Sections 17.94.020 and 17.94.030.

C. A public hearing shall be held prior to the council's adoption of an ordinance for annexation.

D. No later than twenty days prior to the public hearing, notification shall be mailed to all owners of property within the area proposed for annexation.

E. For property that is zoned for, and in, residential use when annexation is initiated by the city, the city shall specify an effective date for the annexation that is at least three years and not more than ten years after the date the city proclaims the annexation approved.

F. Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed annexation is located within sixty days after the city proclaims the annexation approved.

G. The city shall notify the Jackson County clerk of the territory subject to delayed annexation not sooner than one hundred days and not later than ninety days before the annexation takes effect. (Ord. 2120 §2, 2024).

RECOMMENDATION NO. 2025-02

A CITIZEN'S ADVISORY COMMITTEE RECOMMENDATION TO APPROVE AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT ADDING AN EXCLUSIVE AGRICULTURE OVERLAY AND HOLDING ZONES, AND IMPROVING CLARITY, ORGANIZATION AND USABILITY

(File No. CPA-25001)

Whereas: The Citizen's Advisory Committee (CAC) is a group of Central Point residents that promotes and increases community involvement in all stages of the planning process;

Whereas: The CAC advises the City Council and/or the Planning Commission on matters of general community interest, including housing, public facilities, transportation, land use, zoning, annexation, and community design;

Whereas: On October 21, 2025, the Citizen's Advisory Committee met to consider proposed amendments to the Land Use Element of the Comprehensive Plan;

Whereas: The purpose of the amendments is to modernize the City's Land Use Element, improve clarity and usability, strengthen implementation of the City's 2022 Urban Growth Boundary (UGB) amendment by establishing an Exclusive Agriculture Overlay and Holding Zones;

Whereas: During the meeting, staff presented an overview of the proposed changes, including:

- Addition of the Exclusive Agriculture (EA) Overlay and Residential and Employment Holding Zones to support phased annexation and interim agricultural use;
- Clarification and reorganization of the Land Use Element to improve readability and usability, while retaining all existing goals and policies.

Whereas: The Committee expressed general support for the proposed amendments, noting that the changes incentivize annexation of land that is currently being actively farmed, which supports the City's intent to support more efficient housing production.

Now Therefore Be It Resolved, that on October 21, 2025, during a regularly scheduled meeting, the City of Central Point Citizen's Advisory Committee recommended approval of the proposed amendments to the Land Use Element as presented by staff.



Kristy Painter, Chairperson



Carrie Reed



Justin Idriat



Kelly Akin

Pamela J. Allister
Pamela Allister

ABSENT
John Eaton

(Vacant Position)

Attest:

Karin Skelton
Karin Skelton, Community Development Specialist

RECOMMENDATION NO. 2025-03

A CITIZEN'S ADVISORY COMMITTEE RECOMMENDATION TO APPROVE COMPREHENSIVE AMENDMENTS TO TITLE 16 (SUBDIVISIONS) AND TITLE 17 (ZONING) OF THE CENTRAL POINT MUNICIPAL CODE TO MODERNIZE LAND DIVISION PROCEDURES, ESTABLISH AGRICULTURE AND HOLDING ZONES, CONSOLIDATE OVERLAY STANDARDS, AND REPEAL OUTDATED PROVISIONS.

(File No. ZC-25002)

Whereas: The Citizen's Advisory Committee (CAC) is a group of Central Point residents that promotes and increases community involvement in all stages of the planning process;

Whereas: The CAC advises the City Council and/or the Planning Commission on matters of general community interest, including housing, public facilities, transportation, land use, zoning, annexation, and community design;

Whereas: On October 21, 2025, the Citizen's Advisory Committee met to consider proposed amendments to the Land Development Code;

Whereas: The purpose of the meeting was to consider proposed amendments to the City's Subdivision (Title 16) and Zoning (Title 17) ordinances;

Whereas: During the meeting, staff presented an overview of the proposed changes, including:

- Addition of the Exclusive Agriculture (EA) Overlay and Residential and Employment Holding Zones to support phased annexation and interim agricultural use (CPMC 17.68) and related provisions for Reserve Acreage (Chapter 16.26)
- Reorganization and streamlining land division procedures and standards (Chapters 16.10, 16.12, 16.16, 16.20 and 16.24);
- Consolidates Transit Oriented Development (TOD) Overlay requirements into a single chapter and clarifies provisions for wall signs and master plans (Chapter 17.65);
- Reserve future chapters for Environmental and Airport Overlays (Chapters 17.66 and 17.67); and,
- Repeal outdated Planned Unit Development (PUD) standards (former Chapter 17.68)

Whereas: The Committee expressed general support for the proposed amendments, noting that the changes make the City's development standards easier to understand, more predictable for applicants, and better aligned with long-range planning goals.

Now Therefore Be It Resolved, that on October 21, 2025, during a regularly scheduled meeting, the City of Central Point Citizen's Advisory Committee recommended approval of the proposed land development code amendments in Title 16 and Title 17, as presented by staff.

Kristy G. Painter
Kristy Painter, Chairperson

ABSENT
Carrie Reed

Justin Idriat
Justin Idriat

Kelly Akin
Kelly Akin

Pamela J. Allister
Pamela Allister

ABSENT
John Eaton

(Vacant Position)

Attest:

Karin Skelton
Karin Skelton, Community Development Specialist

PLANNING COMMISSION RESOLUTION NO. 937

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT TO ESTABLISH THE EXCLUSIVE AGRICULTURE OVERLAY AND HOLDING ZONES AND TO REVISE PLAN TEXT AND ORGANIZATION FOR CLARITY AND CONSISTENCY

(File No. CPA-25001)

WHEREAS, the City of Central Point initiated a legislative amendment to update the Comprehensive Plan Land Use Element to modernize content, clarify policies, and implement the 2022 Urban Growth Boundary (UGB) Amendment consistent with the Regional Plan Element; and

WHEREAS, the proposed amendment reorganizes the Land Use Element, establishes the Exclusive Agriculture (EA) Overlay **and** Holding Zones (R-00 and E-00) to support orderly annexation and continued agricultural use of EFU lands until development-ready, and refines the structure and cross-references for clarity and ease of implementation; and

WHEREAS, the Citizen’s Advisory Committee held a duly noticed meeting on October 21, 2025, reviewed the proposed amendment, and voted to recommend approval; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 4, 2025, considered the staff report, findings of fact, and all testimony, and determined that the proposal meets the criteria in CPMC 17.96 (Comprehensive Plan Amendments); and

WHEREAS, the amendment is consistent with applicable Statewide Planning Goals, **the** Transportation Planning Rule (OAR 660-012-0060(2)(a)), and the City’s Comprehensive Plan, and is necessary to maintain compliance with regional and state requirements for urbanization.

NOW THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends approval of the amendment to the Comprehensive Plan Land Use Element as set forth in *Exhibit “A”*, incorporated herein by reference. This recommendation is based on the Findings of Fact and Conclusions of Law (Staff Report dated November 4, 2025) set forth in *Exhibit “B”*.

Passed by the Planning Commission and signed by me in authentication of its passage this 4th day of November 2025.

Alicia Van Riggs, Chair

ATTEST:

Community Development Specialist

PLANNING COMMISSION RESOLUTION NO. 938

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO TITLE 16 (LAND DIVISIONS) AND TITLE 17 (ZONING) OF THE CENTRAL POINT MUNICIPAL CODE TO ESTABLISH THE EXCLUSIVE AGRICULTURE OVERLAY AND HOLDING ZONES, MODERNIZE LAND DIVISION PROCEDURES, AND CLARIFY DEVELOPMENT STANDARDS AND ORGANIZATION FOR CONSISTENCY AND IMPLEMENTATION

(File No. ZC-25002)

WHEREAS, the City of Central Point initiated legislative text amendments to Title 16 (Land Divisions) and Title 17 (Zoning) of the Central Point Municipal Code to modernize procedures, clarify approval criteria, and align with state law and the City's Comprehensive Plan; and

WHEREAS, the Title 16 amendments reorganize and clarify subdivision procedures, including updates to tentative plan and final plat review standards, bonding and acceptance of public improvements, and the addition of new provisions for development agreements, reserve acreage, and access and utility easements consistent with ORS Chapter 92 and Public Works Standards; and

WHEREAS, the Title 17 amendments consolidate the Transit Oriented Development (TOD) Overlay into a single chapter, clarify wall sign and master plan provisions, add new chapters establishing the Exclusive Agriculture (EA) Overlay and Residential (R-00) and Employment (E-00) Holding Zones, repeal outdated Planned Unit Development (PUD) standards, and reserve future chapters for Environmental and Airport Overlays; and

WHEREAS, the Citizen's Advisory Committee held a duly noticed meeting on October 21, 2025, reviewed the proposed amendments, and voted to recommend approval; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 4, 2025, considered the staff report, findings of fact, and all testimony, and determined that the proposal meets the criteria in CPMC 17.10 (Land Development Code Amendments); and

WHEREAS, the amendments are consistent with applicable Statewide Planning Goals, the Transportation Planning Rule (OAR 660-012-0060(2)(a)), and the Comprehensive Plan Land Use Element, and are necessary to ensure procedural clarity, legal compliance, and implementation of the City's regional and long-range planning commitments.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends approval of the proposed amendments to Title 16 (Land Divisions) and Title 17 (Zoning) as set forth *in Exhibit "A"*, incorporated herein by reference. This

recommendation is based on the Findings of Fact and Conclusions of Law contained in the Staff Report dated November 4, 2025, attached as *Exhibit "B"*.

Passed by the Planning Commission and signed by me in authentication of its passage this 4th day of November 2025.

Alicia Van Riggs, Chair

ATTEST:

Community Development Specialist