

CITY COUNCIL MEETING AGENDA

April 23, 2026

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Pledge of Allegiance

30. Roll Call

40. Presentation

- A. End of Session Report - Lobbyists
- B. Southern Oregon Alliance of Physicians and Providers

50. Public Comments

The City Council sets aside 20 minutes for in-person public comments on non-agenda items. Comments are limited to three (3) minutes per individual, five (5) minutes per group or organization. Please complete a public comment form before speaking.

The City Council encourages written comments. Please submit your comments by regular mail to City Council, 140 S Third St, or by email to meetings@centralpointoregon.gov. Comments must be received by noon on the date of the meeting to be noted in the record. Please include the date of the Council meeting with your comments.

60. Public Agency Comments

70. Consent Agenda

- A. Approval of April 9, 2026 Meeting Minutes

80. Items Removed from the Consent Agenda

90. Ordinances and Resolutions

- A. Resolution Declaring 466 S. First Street Surplus
Sydnee Dreyer, City Attorney
- B. Resolution Approving First Amendment to Hunter Franchise Agt
Matt Samitore, Parks and Public Works Director

100. Business

- A. 3rd Quarter Financial Report — As of March 31, 2026
Tessa DeLine, Finance Director
- B. Avista Franchise Agreement
Chris Clayton, City Manager
- C. Residential Code Amendment Discussion

110. Mayor's Report

120. City Manager's Report

130. Council Reports

140. Department Reports

150. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.

CITY COUNCIL MEETING MINUTES

April 9, 2026

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



1 Meeting Called to Order

2 Pledge of Allegiance

3 Roll Call

The following members were present: Mayor Taneea Browning, At Large Rob Hernandez, Ward II Kelley Johnson, Ward I Neil Olsen, Ward IV Brian Whitaker, At Large Michael Quilty, Ward III Sarah Roberts.

The following staff were also present: City Attorney Sydnee Dreyer, Parks and Public Works Director/Assistant City Manager Matt Samitore, Police Chief Scott Logue, Finance Director Tessa DeLine, Planning Director Stephanie Powers, Community Planner III Justin Gindlesperger, and City Recorder/Assistant Finance Director Rachel Neuenschwander.

4 Presentation

A. Introduction of Parks Commission Appointee, Eliana Leusch

Park Planner Dave Jacobs presented the new Parks Commission student commissioner, Eliana Leusch. She was selected through a process involving Mayor Browning, Ron Woodhead, Patricia Alvarez, and Nikki Peterson. Eliana is a sophomore at Crater High School who participates in speech and debate and serves as chairperson of the Cow Creek Youth Council. She expressed enthusiasm about contributing to Parks and Recreation decisions that impact youth in the community.

5 Public Agency Comments

6 Public Comments

Central Point Resident Sherri McNeely spoke to the council about concerns regarding a neighboring vacant lot with vegetation management issues and fire hazards from mulch piles. The Assistant City Manager committed to following up with the appropriate departments.

7 Consent Agenda

A. Approval of March 26, 2026, Meeting Minutes

B. Parks Commission Appointment - Eliana Leusch

C. OLCC Application - Grocery Outlet

Motion: Approve

Moved By: Rob Hernandez **Seconded by:** Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty, Sarah Roberts voted yes.

Rob moved to approve the consent agenda with an amendment to correct the March 26, 2026 meeting minutes to properly identify who seconded a previous motion of the consent agenda.

8 Items Removed from the Consent Agenda

9 Ordinances and Resolutions

A. Ordinance Amending Environmental Management Element of the Comprehensive Plan

Community Planner III Justin Gindlesperger presented the second reading with no additional changes to the ordinance from the previous hearing.

Motion: Approve

Moved By: Sarah Roberts

Seconded by: Michael Quilty

Roll Call: Members Taneea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty, Sarah Roberts voted yes.

Sarah Roberts moved to approve Ordinance No. 2141, an ordinance to repeal and replace the Central Point Comprehensive Plan Environmental Management Element text and to amend the Environmental Overlay map in the Land Use Element.

B. Ordinance Amending the Central Point Municipal Code to Establish Environmental Overlay Chapter

Community Planner III Justin Gindlesperger presented the second reading of the ordinance implementing the previously approved environmental management element.

Council discussion included clarification that existing fences and structures near wetlands can remain, but no new or additional impacts are allowed. The wetlands have been professionally studied and mapped according to state requirements.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Kelley Johnson

Roll Call: Members Taneea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty, Sarah Roberts voted yes.

Michael Quilty moved to approve Ordinance No. 2142 an ordinance amending Central Point Municipal Code Chapter 17.66 to establish Environmental Overlay Standards, Chapter 16.10 to limit new lots in riparian corridors and wetlands, Chapter 17.60 to repeal stream setback requirements, Chapter 17.05 to establish a process to correct Overlay Map errors and various sections of Chapter 8.24 to reference the updated Stream Corridor Overlay.

C. Ordinance Amending in part Chapter 13.16.010 Water and Utility Rate Discounts for Extreme Hardship

Assistant City Manager Matt Samitore presented the second reading to the council, clarifying that while 6-10 people are immediately known to need this program, actual usage could be higher. Annual updates will be provided during water rate analysis reviews.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty, Sarah Roberts voted yes.

Rob Hernandez moved to approve Ordinance No. 2143, an Ordinance Amending in part Chapter 13.16.010 Water and Utility Rate Discounts for Extreme Hardship.

10 Business

A. Planning Commission Report

Planning Director Stephanie Powers reported on the April 7 joint study session between the Planning Commission and Citizens Advisory Committee regarding residential code amendments. The session provided information on new housing types and state requirements for middle housing. Members were divided on whether to allow all middle housing types in single-family zones, with some supporting increased housing production and others preferring a more gradual approach. The group agreed to retain manufactured home parks in R2 and R3 zones, but not to extend them to transit-oriented development overlay areas.

11 Mayor's Report

Mayor Browning reported judging the Future Natural Resource Leaders competition at the high school, continued youth council meetings, planning a pop-up job workshop, attending SOREDI's strategic planning session, and meeting with La Clinica about community health services.

12 City Manager's Report

Matt Samitore reported that Chris Clayton is on spring break. He reminded council of an April 20th study session covering Parks and Recreation topics including Fourth of July, Christmas events, part-time workers, downtown parks, and fees.

13 Council Reports

Council members reported activities including attending Quilttopia, listening to the planning commission meeting, addressing RVTB board regarding transportation fees, handling constituent inquiries about land development and nuisance complaints, attending an Oregon Freight

Advisory Committee meeting, reporting on Connect Oregon grants and Port of Portland statistics, and attending a School District 6 board meeting.

14 Department Reports

Parks and Public Works Director/Assistant City Manager Matt Samitore reported competitive bidding on current projects.

City Attorney Sydnee Dreyer announced office relocation and progress on joint city/county facility agreement.

Planning Director Stephanie Powers noted the upcoming CAC meeting on residential code amendments.

Finance Director Tessa DeLine reported on preparing March financial statements and quarterly reports.

15 Adjournment

Neil Olsen moved to adjourn, all said aye, and the meeting was adjourned at 6:34 PM.

The foregoing minutes of the April 9, 2026, Council meeting were approved by the City Council at its meeting of _____, 2026.

Dated:

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: April 23, 2026

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Resolution Declaring 466 S. First Street Surplus

SUMMARY AND BACKGROUND:

The City of Central Point owns real property located on 466 South First Street, commonly referred to as Map No. 372W11BC, Tax Lot 3800 which is zoned General Commercial and is currently undeveloped (the "Subject Property"). The Subject Property was conveyed to City pursuant to a foreclosure of the real property, at which time the City demolished the derelict structure.

The City has no municipal purpose for the Subject Property and an interested buyer has reached out to the City to purchase the Subject Property for expansion of its existing business use. Sale of the Subject Property would reimburse the City for the funds expended to address the prior long-term chronic nuisance issues, as well as its costs to demolish the structure, clean-up the site, and related fees.

ORS 271.310 authorizes the City to sell real property whenever it is not needed for public use or when the public interest may be furthered by such conveyance.

The City has obtained an appraisal for the Subject Property, which appraises the land for \$75,000.00. Additionally, the Subject Property includes a Water SDC credit which runs with the Subject Property. Staff recommends that the minimum sale price for the Subject Property be set at \$78,000.00, which includes the Water SDC credits associated with the Subject Property.

The City has no municipal public use for the Subject Property, and it is in the public interest to sell the Subject Property via Fixed Price Sale, pursuant to CPMC 2.40.120.5.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

Pursuant to CPMC 2.40.120.5 the City may sell surplus property to a third party based on a fixed-price sale. To effectuate the sale, the City would post the notice of proposed sale on its website, and the first offeror that meets the minimum qualifications specified

in the notice would be accepted. The notice will remain on the City's website until the property sells. No deadline is proposed at this time.

Per ORS 221.725, the city shall publish a notice of the hearing on the proposed sale in a newspaper of general circulation in the city, and shall hold a public hearing concerning the sale prior to the sale. The notice must be published at least once during the week prior to the public hearing.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

I move to approve Resolution No. _____, a Resolution declaring certain real property located at 466 South First Street (Map No. 372W11BC Tax Lot 3800) surplus and authorizing the City Manager to sell the property via fixed price sale.

ATTACHMENTS/EXHIBITS:

1. Appraisal Memo
2. Reso of Intent Surplus Bush Street Property

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Resolution with or without changes to the proposed sale price.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution declaring certain real property located at 466 South First Street (Map No. 372W11BC Tax Lot 3800) surplus and authorizing the City Manager to sell the property via fixed price sale.

MEMO

To: Matt Samitore
City of Central Point
140 S. 3rd Street
Central Point, OR 97502

From: Colette Meyer, MAI
Commercial Real Estate Appraiser
2640 E. Barnett Road, Suite E – 426
Medford, OR 97504
colettejmeyer@gmail.com
541-261-0565

Re: 466 First Street South, Central Point, Oregon

Per your request I have completed an Appraisal Report of the above-referenced property. The intended use of this appraisal is for a potential sale. The intended user is the city/client. The appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation and the Appraisal Institute, pursuant to the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

The subject is a 0.18 acre parcel of vacant commercial land located on the northwest corner of First Street South and Bush Street, just east of Front Street (Highway 99). The site is zoned TOD GC. It was previously improved with a tire store, with improvements since removed, and includes an SDC credit totaling \$4,925.20 or \$0.63 per square foot of site area. The property is located adjacent north of the Dollar Store and adjacent south and west of single family residences. It includes flat topography, is outside of the flood zone and is served by all public utilities.

Based upon comparable sales in the market area, my opinion of market value of the fee simple interest of the subject in as-is condition as of **April 14, 2026**, the date of inspection, was **\$75,000**.

Please call or email if you have any questions.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report and comparables.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Continuing Education Program for Designated Members of the Appraisal Institute.

Colette Meyer, MAI

Colette Meyer, MAI
Oregon State Certified General Appraiser
License No. C000767, expiring 11/30/2027
April 15, 2026

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and conditions:

1. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
2. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not a part of the scope of work for this assignment.
3. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not overserved or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any other than the client without the previous written consent of the appraiser and then only with proper qualifications.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, and the identity of the appraiser.

The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

No engineering soil report has been furnished the appraiser. Value estimates contained herein assume that the soil is of adequate quality to properly support the existing subdivision improvements. The appraiser makes no representation as to actual soil stability.

The appraiser has no knowledge of the existence of potentially hazardous materials, which may or may not be present on or in the subject property. However, the appraiser is not qualified to detect such substances. The presence of potentially hazardous substances would adversely affect the value of the subject. No responsibility is assumed for any possible hazardous waste condition. If the client, lender, or any other party interested in the property is concerned about hazardous waste, they are advised to seek independent, competent counsel.

COLETTE J. MEYER, MAI QUALIFICATIONS

Colette Meyer is a professional commercial real estate appraiser and consultant. She conducts real estate appraisals plus market, economic feasibility, and highest and best use studies. She has been appraising commercial real estate since 1990. She was awarded the State Certified General Appraiser's License from the State of Oregon's Appraiser Certification and Licensure Board on September 16, 2003 (License No. C000767, expiring 11/30/2027).

Ms. Meyer was awarded the MAI designation by the Appraisal Institute on May 2, 2013.

Ms. Meyer earned a Bachelor of Science from the University of Oregon in June 1990. Her major area of study was Finance. Her secondary area of study within the Business School was Real Estate Finance, and her minor was in Geography. She received Dean's List honors. Some additional real estate appraisal courses, seminars and examinations that she has completed are as follows:

Appraisal Institute

- Foundations of Real Estate Appraisal
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Basic Income Capitalization
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- Highest & Best Use and Market Analysis
- Report Writing and Valuation Analysis
- Advanced Applications
- Comprehensive Examination
- Experience Credits
- Demonstration Narrative Appraisal Report
- Condemnation Appraising, Basic and Advanced Principles
- Small Hotel/Motel Valuation
- Apartment Appraisal Concept and Applications
- Subdivision Valuation
- Case Studies in Appraising Green Commercial Buildings

Ms. Meyer's appraisal experience includes a wide variety of commercial, industrial and multi-family properties in southern Oregon and throughout the nation. From 1990 to 1999, she worked as a licensed appraiser and appraiser assistant with Brown, Chudleigh, Schuler, & Associates in Medford, Oregon. From 1999 to 2004, Ms. Meyer served as an independent contractor, assisting and completing valuations with Evan Archerd, MAI of Ashland, Oregon, William Miller, MAI and Steve Graham of Medford, Oregon, and Paul Zacha, MAI of Grants Pass, Oregon. Since 2004, she has served as the sole proprietor of Meyer Appraisal & Consulting, currently doing business as Colette Meyer, MAI. Her

appraisal experience includes professional office buildings, regional and community shopping centers, restaurants, subdivision analysis, industrial buildings, service stations, and apartment complexes. Ms. Meyer has also conducted condemnation appraisals of both partial and complete takings. Her appraisal experience includes the following properties:

- Rogue Valley Mall, Medford, Oregon
- Pioneer Place Retail Center and Pioneer Place Office Tower, Portland, Oregon
- Kruse Way Office Buildings, Lake Oswego, Oregon
- One Maritime Plaza Office Tower, San Francisco, California
- Flex Industrial Buildings, San Jose, California
- TIAA Apartment Complex Portfolio, Los Angeles, California
- Low Income Housing Tax Credit (LIHTC) Apartment Portfolio, Nationwide

Clients include Evergreen Federal Bank, People's Bank of Commerce, Washington Federal Bank, Key Bank, Banner Bank, Evolve Bank, Oregon Pacific Bank, U.S. Bank, City of Medford Urban Renewal Agency, City of Phoenix Urban Renewal Agency, City of Central Point, City of Grants Pass, Rogue Valley Transit District, attorneys and private individuals.

Ms. Meyer is also active in community service. She has previously served as a mentor with the HATS (Help a Teen Succeed) program of Rogue Valley Youth for Christ, a resident visitor with Three Fountains Nursing Home, and a STARS mentor with the State of Oregon Department of Human Services. She currently serves on the board of directors for Southern Oregon Humane Society.

Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

**COLETTE J MEYER
COLETTE MEYER APPRAISAL, INC.
dba COLETTE MEYER, MAI
2640 E BARNETT RD., STE E - 426
MEDFORD, OR 97504**

License No.: C000767
Issue Date: December 01, 2025
Expiration Date: November 30, 2027


Chad Koch, Administrator

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN REAL PROPERTY LOCATED AT 466 SOUTH FIRST STREET
(MAP NO. 372W11BC TAX LOT 3800) SURPLUS AND AUTHORIZING THE CITY MANAGER TO SELL
THE PROPERTY VIA FIXED PRICE SALE

Recitals:

- A. The City of Central Point owns real property located on 466 South First Street, commonly referred to as Map No. 372W11BC, Tax Lot 3800 which is zoned General Commercial and is currently undeveloped (the "Subject Property").
- B. The Subject Property was conveyed to City pursuant to a foreclosure of the real property, at which time the City demolished the derelict structure.
- C. City has no municipal purpose for the Subject Property and an interested buyer has reached out to the City to purchase the Subject Property for expansion of its existing business use.
- D. Sale of the Subject Property would reimburse the City for the funds expended to address the prior long-term chronic nuisance issues, as well as its costs to demolish the structure, clean-up the site, and related fees.
- E. ORS 271.310 authorizes the City to sell real property whenever it is not needed for public use or when the public interest may be furthered by such conveyance.
- F. The City has obtained an appraisal for the Subject Property, which appraises the land for \$75,000.00. Additionally the Subject Property includes a Water SDC credit which runs with the Subject Property.
- G. The City finds that any conveyance of the Subject Property should be established at a minimum of \$78,000.00, which includes the Water SDC credits associated with the Subject Property.
- H. The City has determined that the Subject Property is not needed for municipal public use and it is in the public interest to sell the Subject Property via Fixed Price Sale, pursuant to CPMC 2.40.120.5.

The City of Central Point resolves as follows:

Section 1. The Subject Property is declared to be surplus.

Section 2. The City Council directs staff to sell the Subject Property via a Fixed Price Sale and advertise the sale on the City's website to be sold to the first offeror meeting the following minimum conditions to purchase the Property:

- A. Minimum bid price: \$78,000.00;
- B. Earnest money in the amount of \$3,000.00 to be deposited in escrow;
- C. No financing contingency;
- D. Property to be deeded via Statutory Warranty Deed;
- E. Buyer agrees to take the Subject Property subject to all Permitted Exceptions;
- F. Seller pays for title insurance and Buyer pays all recording fees; escrow fees shall be split equally;
- G. Subject Property sold in As-Is condition; and
- H. Buyer pays its own Broker fee, if any.

Section 3. The City Manager or his designee is authorized to take any other steps necessary to effectuate the terms of this resolution.

Passed by the Council and signed by me in authentication of its passage this _____ day of April, 2026.

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: April 23, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution Approving First Amendment to Hunter Franchise Agt

SUMMARY AND BACKGROUND:

The City of Central Point and Hunter Communications, Inc. ("Hunter") are parties to a Telecommunications Franchise Agreement dated January 24, 2014 (the "Franchise Agreement") granting Hunter a non-exclusive privilege to use the public rights-of-way to construct and maintain telecommunications facilities within the corporate limits of the City. Hunter requested the ability to microtrench within the City's existing right-of-way. The purpose of the amendment is to establish the right to microtrench within existing right-of-way, subject to the requirements therein, as well as in the new Microtrenching Standards. The intent is that absent extenuating circumstances, microtrenching would be limited to existing right-of-way. As new streets develop, Hunter facilities would be installed within the PUE.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Goal 5 - Plan, design and construct modern and efficient infrastructure in all areas and systems.

STRATEGY 1 – Continually update infrastructure plans.

STRATEGY 2 – Provide regular financial analysis on utility enterprise funds so infrastructure can be adequately maintained, restored, upgraded, and expanded.

STRATEGY 3 – Aggressively seek to capitalize on partnerships with Jackson County, the City of Medford, and the Oregon Department of Transportation to eliminate infrastructure deficiencies and build for the future.

STRATEGY 4 – Plan, design, and construct new public safety facilities (Police Station and East Side Substation) to meet the evolving needs of the community.

STRATEGY 5 – Continually invest in technology infrastructure that maximizes our efficiency and productivity.

ATTACHMENTS/EXHIBITS:

1. Microtrenching Standards - HC Final 4-3-26
2. Reso - Authorizing Amendment to Franchise Agreement
3. First Amendment to City of Central Point Telecommunications Franchise Agreement - HC Final 4-3-26

STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution approving that First Amendment to the City of Central Point Telecommunications Franchise Agreement - Hunter Communications & Technologies, Inc. Microtrenching Authorization and authorizing City Manager to execute same.

Hunter Communications, Inc.
Standards For the Use of Microtrenching in the Right of Way

Revision Date: 4/03/2026

1. INTRODUCTION

Microtrenching (interchangeably referred to as “shallow trenching” or “narrow trenching”) is a construction technique used for placing conduits and fiber optic cables in existing roadways. Microtrenching is only permitted as an acceptable form of construction within the public right of way under the current Franchise Agreement for the installation of conduit or micro duct pathways for telecommunications.

These Standards are established pursuant to the First Amendment to the Telecommunications Franchise Agreement between the City of Central Point and Hunter Communications, Inc., dated {date}, the provisions of which are incorporated herein by reference.

2. PRODUCT APPROVAL

Materials used for backfill and reinstatement of microtrenches and excavations less than 1 square foot must be approved in writing by the City.

3. CONSTRUCTION

In the event contact information differs from what is indicated in the associated permit for construction, the Permittee shall provide the name and contact information of a competent superintendent authorized to receive and fulfill instructions from the Inspector related to the requirements set forth in this section.

Construction door hangers will be distributed to each residential and commercial property prior to the commencement of excavation activity.

Prior to the start of the work day, the weather forecast shall be checked by the Permittee, who shall plan the day's work accordingly. Weather conditions shall be monitored continuously by the excavator during any active trenching production. Permittee shall prevent water intrusion into the roadbed at all times.

If Permittee damages, disturbs, or alters the surface or subsurface of any Public Right of Way or adjoining public property, any public improvement, landscaping (including planter strip trees), or property of third parties, then the Permittee shall promptly, at its own expense, and in a manner reasonably acceptable to the Inspector, repair and restore the damage or disturbance to a condition substantially comparable to its prior state.

The contractor shall comply with City standards regarding protection and restoration of property and landscape.

The construction site shall be protected with appropriate traffic control elements at all times.

Traffic control will be sufficient to protect the traveling public and construction crews and will remain in place until it is safe to allow travel to occur again.

Excavation to connect to service laterals, handholes outside of the roadway, etc. shall be performed such that the curb, gutter, parking strip or bus pad are not disturbed, settled or damaged.

Contractors undertaking projects involving the installation of microtrench, trench, directional drill (bore), or a combination thereof, shall adhere to the following procedure:

1. **Pre Construction Meeting:** Contractors should meet with the Inspector or their designee to conduct a pre-construction walk out at least 48-hours prior to the commencement of construction work. The Inspector shall identify points of particular concern during the walk.
2. **Restoration Walk:** Upon the successful completion of each segment, contractors must promptly schedule and conduct a restoration walk with the Inspector. During this inspection, the contractor must ensure that all restoration work, including but not limited to landscaping, irrigation systems, concrete, pavement, and any related infrastructure, is completed to the satisfaction of the Inspector in a timely manner.
3. **Continuity of Work:** The Contractor is required to maintain continuous work during construction, to the best of their ability. Construction should proceed with sufficient equipment and workforce to ensure the project progresses effectively, maintaining public right of ways in satisfactory condition.
4. This process is instituted to maintain the quality and timely completion of projects within the City ensuring that all restoration and infrastructure aspects are diligently addressed and approved. Failure to comply may result in work stoppage and permit-related consequences.

4. WET WEATHER CONSTRUCTION

The standards within this section are intended for use during periods of wet weather, defined as rainfall of a sufficient volume to cause running water in the gutter or road within the work zone. All references to “wet weather” in this section shall refer to this definition.

- a. **TRENCH CUTTING:** No trench cutting shall be performed during periods of wet weather. Trench cutting & flow fill backfill activities must conclude at least 4 hours prior to the forecasted start of wet weather. Open trench footage shall be limited to an amount that can be backfilled in a timely fashion to prevent water infiltration and/or flow fill washout.
- b. **TRENCH BACKFILL:** In the event of sudden, unexpected wet weather, trench cutting shall cease and all open trench shall be temporarily closed to prevent water intrusion. Trenches shall be temporarily backfilled with gravel and sealed with backer rod. Open trench shall not be backfilled with microtrenching spoils during periods of wet weather.
 - i. If present, all standing water shall be removed from the trench by trimming the flowfill, ensuring all water is moving away from the point of placement and vacuumed at the nearest core cut.

- ii. Flow fill shall be placed to the top of the trench, flush with the road surface.
- c. **FLOW FILL COMPOSITION:** When temperatures are 45 degrees or lower, hot water and/or Calcium Chloride (CA/CL2) or a similar accelerant shall be added to the flow fill to speed up the curing process. Flow fill testing shall be performed to ensure consistency.
- d. **RUNOFF MANAGEMENT:** Biobags shall be placed at storm drain inlets to prevent sediment from entering the stormwater system.
- e. **VAULT PLACEMENT:** Excavator shall limit open holes for vault placement to a number that can be backfilled in a timely fashion to prevent erosion & runoff in the event of wet weather. Excavations in soft surface shall not be left open during wet weather.
- f. **MASTIC PLACEMENT & ROAD RESTORATION:** Excavations of greater than 12"x12" may be temporarily restored with cold patch asphalt until weather conditions allow for permanent restoration to AHJ standards. Failures of temporary asphalt patches must be repaired immediately.
 - i. The road surface must be clean and dry prior to mastic placement, with a minimum documented pavement temperature of 40°F.
 - ii. Mastic shall be placed during periods of appropriate weather sufficient to ensure safe application and proper adherence to the trench backfill, gutter, and asphalt. All winter-placed microtrenches shall be sealed with mastic prior to the end of May during the following spring.
- g. **NO-WORK PERIODS:** No work shall be performed in the right of way during the following periods:
 - i. Work shall cease the Wednesday prior to Thanksgiving and may resume the following Monday. Work shall cease on December 23rd and may resume after the 27th.
 - ii. During no-work periods, all equipment, vehicles, and portable restrooms shall be removed from the work zone.

5. TRENCH STANDARDS & UTILITY SEPARATION

Microtrench alignments shall consist of runs parallel to the centerline of the street and be constructed with continuous, uniform, straight, and neat edges. The primary microtrench shall be located along the lip of gutter. Secondary microtrenches shall be placed in an alignment not less than 24" from the lip of gutter or outside the bicycle lane strip.

Microtrenches placed within the ROW may deviate from the above placement locations in the following situations:

1. Where existing surface facilities (including but not limited to manholes, valve boxes, cleanouts, inlets, etc) are located a distance less than 12 inches measured horizontally and vertically from outside of the microtrench to the outside of the existing surface facility. Separations of less than 12 inches may be approved by the City Engineer or their designee.
2. Where existing subsurface facilities are located a distance less than 12 inches measured horizontally and vertically from the outside of the microtrench to the outside of the existing subsurface facility. Separations of less than 12 inches may be approved

by the City Engineer or their designee.

3. Where existing 'flat-top' style manholes potentially conflict with Permittee's proposed microtrench placement location, it is the responsibility of the Permittee to determine if a conflict exists via inspection of each manhole. Separations of less than 12 inches may be approved by the City Engineer or their designee.
4. As directed or approved by the City Engineer or their designee.

Microtrench lateral conduit, handholes, and vaults placed within the ROW and/or PUE shall be located a minimum distance of 12" horizontally and 12" vertically from the outer edge of all existing utility facilities unless approved by the City Engineer or their designee

All lateral crossings must be made at right angles to the street centerline, diagonal trenches are not permitted.

The topmost conduit in a microtrench shall be installed at a minimum depth of 6-inches below the top of pavement surface on standard residential and local streets. Microtrench width shall be a minimum of .5-inch and a maximum of 4-inches.

Microtrench and core holes of 10-inch diameter or smaller shall be completely backfilled to finish grade within 48 hours after the placement of conduit. Backfill shall consist of a fine aggregate (C33 Sand or similar) 2000-2500 psi controlled low-strength material (CLSM), containing a mixture of accelerants or other admixtures in accordance with the standard specifications and shall be cured per the manufacturer's recommendations before opening to traffic. All CLSM shall be capped with sealant consistent with the trench patch.

It is the responsibility of the contractor to ensure the conduits do not shift horizontally or float vertically in the trench during CLSM application. Spot pour CLSM or use of conduit restraints may be required due to shallow depth. Conduit restraints shall be placed as needed along the alignment to prevent the conduit from rising from the bottom of the microtrench.

6. PAVEMENT REINSTATEMENT

Asphaltic sealant material, also known as overband seal, shall be placed over the entire top of the microtrench and core holes. A minimum overbanding of 2-inches shall be placed on either edge of the microtrench.

Non-standard pavement shall be restored in kind.

If microtrenching through thermoplastic paint (such as designated transit lane or bicycle features), the thermoplastic paint shall be restored in kind.

All traffic markings and features disturbed by microtrenching operations shall be restored in kind.

In general, micro trenching is not allowed through intersections with signal loops. If the City Engineer or their designee permits the work and when work will disturb or damage roadway detectors such as traffic signal detector loops and sensors, Permittee shall coordinate with the City to disconnect wired detectors prior to construction starting work, Permittee shall repair and replace the wired loops, at Permittee's expense, within seven business days of roadway

restoration at the site. The Permittee shall notify the City as soon as the wired loop is re-installed for inspection.

Potholes, bore pits, receiving pits, or core cuts greater than 12x12 inches in diameter must be restored per City standards.

Variances from or alternatives to the above standards, allowed by the City, if any, require explicit approval by the City Engineer or their designee and will be noted within the associated permit. See "Alternatives" section below.

7. RIGHT OF WAY MAINTENANCE

Per Section 9 of Permittee's Franchise Agreement with the City, Permittee shall at all times maintain all of its telecommunication facilities in a good state of repair. Any damage to any public way or landscaped areas caused by Permittee shall be repaired by Permittee at no cost to the City.

The City has a substantial governmental interest in ensuring that existing facilities do not cause harm to its citizens and public or private property. The safety of the general public and the ability of the City to provide public services is a priority. To that end, Permittee agrees to the following:

1. Maintain backfill and/or overband seal from subsidence in the pavement of ¼ inch or more, vertically measured from the adjacent road surface. Warranty of workmanship shall be two-years or as required in the permit.
2. Maintain curb and gutter, sidewalk, concrete structures, pavement, etc. per City standards from any damage, disturbance, or alteration caused or as a result of construction by the Permittee.
3. Follow all the requirements of the annual blanket permit when addressing temporary cables.
4. The Permittee will regularly inspect facilities to determine compliance with the Franchise Agreement and this Section.

Upon receiving notice from the City about facilities failing to meet this Section, the Permittee will address those conditions within a reasonable time following such notice. The Permittee shall reimburse the City for all documented costs incurred as a result of non-compliant conditions not cured after a reasonable time following notice.

8. RELOCATIONS

Per Section 7.10 of Permittee's Franchise Agreement with the City, within 90 days following written notice, Permittee shall, at no expense to the City, temporarily or permanently remove, relocate, change or alter the position of any telecommunications facilities within the public rights-of-way whenever the City shall have determined that such removal, relocation, change or alteration is reasonably necessary for:

1. The construction, repair, maintenance, or installation of any City or other public improvement in or upon the public rights-of-way;
2. The operations of the City or other governmental entity in or upon the public rights-of-way;
3. The public interest.

The City shall make a reasonable effort to assist in identifying replacement and alternative public right of ways for the relocation of affected portions of the communications network.

Permittee will at its own expense and upon request, promptly facilitate temporary realignment or support in place of microtrenched facilities, including but not limited to mainline, service lines, handholes, and vaults during or prior to the construction, maintenance, upgrade, or emergency repair of public infrastructure, including public water, sewer, storm drain, and associated service lines within the right of way.

9. ALTERNATIVES

In accordance with City design & engineering standards, the City Engineer or their designee may, in their sole and absolute discretion, approve alternatives to the requirements and specifications contained in this document based upon a specific finding that the proposed alternative:

1. Will provide an equivalent level of service for the health, safety, and welfare of the general public;
2. Adequately protects public and private property;
3. Would not reasonably increase the City's future maintenance or replacement costs;
4. Is not otherwise contrary to the public interest.

10. CITIZEN COMPLAINT RESOLUTION

The Permittee shall respond to all customer/citizen calls or complaints resulting directly or indirectly from microtrenching projects within 2 business days of receipt and shall make reasonable efforts to resolve complaints promptly. The Contractor shall keep a record of all such calls and complaints and their resolution, and shall make it available upon request by the Inspector.

If the Permittee cannot perform to the requirements of this document, the City Standards and the Standard Specification, then all work must stop until an acceptable performance can be obtained. No further permits will be granted until resolution.

11. AGREEMENT

Permittee shall submit this document as an attachment to permit applications that utilize microtrenching and shall adhere to the standards contained herein. The City accepts the standards contained herein for Permittee's use of microtrenching in the public right of way.

12. EFFECT OF AMENDMENT

Except as otherwise expressly provided herein, all other provisions of the Franchise Agreement remain in full force and effect.

PERMITTEE

Name: _____

Title: _____

Signature: _____

Signature Date: _____

CITY:

Name: _____

Title: _____

Signature: _____

Signature Date: _____

RESOLUTION NO. _____

**A RESOLUTION APPROVING THAT FIRST AMENDMENT TO CITY OF CENTRAL POINT
TELECOMMUNICATIONS FRANCHISE AGREEMENT – HUNTER COMMUNICATIONS &
TECHNOLOGIES, INC. MICROTRENCHING AUTHORIZATION AND AUTHORIZING CITY
MANAGER TO EXECUTE SAME**

RECITALS:

- A. The City of Central Point and Hunter Communications, Inc. (“Hunter”) are parties to a Telecommunications Franchise Agreement dated January 24, 2014 (the “Franchise Agreement”) granting Hunter a non-exclusive privilege to use the public rights-of-way to construct and maintain telecommunications facilities within the corporate limits of the City.
- B. The parties desire to amend the Franchise Agreement to set forth provisions to allow microtrenching within the City’s rights-of-way.

THE CITY OF CENTRAL POINT RESOLVES AS FOLLOWS:

SECTION 1. The Central Point City Council approves that First Amendment to City Of Central Point Telecommunications Franchise Agreement – Hunter Communications & Technologies, Inc. Microtrenching Authorization in the form attached hereto, and authorizes the City Manager, or his designee, to execute same.

SECTION 2. This Resolution becomes effective immediately upon its passage.

Passed by the Council and signed by me in authentication of its passage this _____ day of April, 2026.

Mayor Tanea Browning

ATTEST:

City Recorder

First Amendment to City of Central Point Telecommunications Franchise Agreement -
Hunter Communications & Technologies, Inc.
Microtrenching Authorization

RECITALS

- A. The City of Central Point (the "City") and Hunter Communications, Inc. (the "Grantee") are parties to a Telecommunications Franchise Agreement dated January 24, 2014 (the "Franchise Agreement") granting Grantee a non-exclusive privilege to use the public rights-of-way to construct and maintain telecommunications facilities within the corporate limits of the City.
- B. The parties desire to amend the Franchise Agreement to set forth provisions to allow microtrenching within the City's rights-of-way.

AGREEMENT

1. INTRODUCTION

Microtrenching (interchangeably referred to as "shallow trenching" or "narrow trenching") is a construction technique used for placing conduits and fiber optic cables in existing roadways, requiring the use of placement standards that differ from traditional excavation techniques such as open trenching or horizontal directional drilling.

Grantee proposes to utilize microtrenching to expand its broadband network to areas where traditional excavation techniques are not feasible and where City residents might otherwise not receive the benefit of fiber optic internet services.

2. MICROTRENCHING LIMITED TO EXISTING PAVED RIGHT-OF-WAY

City grants Grantee a right to microtrench, subject to the terms of the Franchise Agreement and approved standards, only in existing paved right-of-way as of the date of this Amendment. Microtrenching shall not be permitted on new streets and rights-of-way developed subsequent to the date of this Amendment. Hunter shall be required to attend utility coordination meetings to ensure its telecommunications facilities are installed in the PUE for new right-of-way.

Grantee, as a franchised utility, is recognized as a primary occupant of Public Utility Easements within new subdivisions. The City shall use reasonable efforts to facilitate Grantee's access to PUEs during the active construction phase of new developments, including coordination with developers to permit Grantee to place conduit in open trenches at Grantee's sole expense.

3. STANDARDS DEVELOPMENT

Grantee shall coordinate with the City's Public Works representative(s) to develop mutually agreed-upon standards for the use of microtrenching in the right-of-way, including approved materials. These standards and approved materials shall be appended to all right-of-way permit applications where the use of microtrenching is proposed by Grantee.

4. PLANNING

All work shall be constructed in accordance with the latest City Engineering Design Standards and the 2024 Oregon Standard Specifications for Construction and all other federal, state and local regulations as applicable. Microtrenching within other jurisdictions such as county, federal, or tribal nations should be coordinated appropriately.

The Grantee shall contact the Oregon Utility Notification Center (811) to identify the right-of-way users who own and operate facilities within the proposed project limits. The Grantee is responsible for contacting and coordinating directly with all right-of-way users listed. The Grantee is responsible for showing all rights of way and easements on the plans submitted for review and permitting.

Microtrenches shall not be placed in sidewalks, parkways, curbs or gutters (valley and standard), or in special pavements such as decorative paving, bricks, concrete pavers, exposed aggregate concrete, stamped asphalt, or other unique non-concrete or non-asphalt materials. Microtrenches shall not cross railways or trackways.

Microtrenching may be allowed on concrete paved streets on an existing joint with approval from the City Engineer or their designee.

Microtrenching may be utilized on each side of a lower order street, and may extend through an intersection of lower order and continue adjacent to the curb on the other side of the intersection. Design of microtrench pathways must minimize lateral crossings between trenches to the greatest extent practical.

In addition to existing permits, Microtrenches shall not be placed in rights of way classified as Arterial or Collector without written approval of the City Engineer or their designee.

The maximum length for microtrenching, directional drilling, and trenching submitted under a single permit application will not exceed 60,000 feet. A traffic control plan shall be submitted to Public Works weekly for work occurring the following week.

Grantee's microtrenching construction work shall not commence until all arrangements are made for the protection of existing facilities and property if necessary. When applicable, the Grantee shall coordinate with other projects (private development, public or private utilities, City/County projects, etc.) to avoid construction conflicts, minimize

impacts to traffic, and otherwise ensure the integrity of the public right-of-way.

5. UNDERGROUND DAMAGE PREVENTION

The Permittee, their contractors, and subcontractors shall adhere to all applicable Oregon statutes and administrative resolutions regarding underground damage prevention, including creating excavation tickets with the Oregon Utility Notification Center (811) and coordinating with identified utility operators to permit existing facilities to be located and marked in a time reasonably in advance of the actual start of excavation for each phase of the work.

Ground penetrating radar may be used as a secondary method of identifying existing utilities but will not replace the requirements of OAR 952-001-0090(3)(c), as hereafter amended.

Crossings of existing utilities in the roadway should be performed per OAR 952-001-0090(3)(c), as hereafter amended, and exposed in compliance with City standards for working in the Right of Way or the City-approved permit. Excavations of 12x12 inches or smaller shall be backfilled with controlled low strength material (CLSM) and sealed with approved mastic-based sealant.

The Permittee shall immediately notify the Inspector, the owner of the utility (if known), and the Oregon Utility Notification Center if existing utilities are damaged or unknown utilities are encountered.

6. DATA DELIVERABLES

Within ninety (90) days after the completion and acceptance of a permitted project utilizing microtrenching, the Permittee shall supply the City with electronic files showing the installed locations of the conduit, fiber optic cable, cabinets, etc., associated with the communication network, in a mutually agreed-upon format. The City shall hold this documentation as confidential commercial information and shall not make it available to the public.

7. TEMPORARY RELOCATION

In addition to the relocation requirements set forth in section 7.10 of the Franchise Agreement, Grantee shall at its own expense and upon request, promptly facilitate temporary realignment or support in place of microtrenched facilities, service lines, handholes, and vaults during or prior to the construction, maintenance, upgrade, or emergency repair of public infrastructure, including public water, sewer, storm drain, and associated service lines within the right-of-way.

8. EFFECT OF AMENDMENT

Except as otherwise expressly provided herein, all other provisions of the Franchise Agreement remain in full force and effect.

Grantee:

City:

Hunter Communications & Technologies, LLC

City of Central Point

By: _____

By: _____

Title: _____

Title: _____



DEPARTMENT: Finance

MEETING DATE: April 23, 2026

STAFF CONTACT: Tessa DeLine, Finance Director

SUBJECT: 3rd Quarter Financial Report — As of March 31, 2026

SUMMARY AND BACKGROUND:

Attached are the City's financial statements for the period ending March 31, 2026

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

N/A

LEGAL ANALYSIS:

N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority - Responsible Governance

Goal 1 - Maintain a strong financial position that balances the need for adequate service levels and capital requirements against the affordability that is desired by our citizens.

Goal 2 - Invite Public Trust.

Strategy 1 - Be a trusted source of factual information.

Strategy 5 - Communicate effectively and transparently with the public.

ATTACHMENTS/EXHIBITS:

1. March 2026 Financial Statements

STAFF RECOMMENDATION:

None

RECOMMENDED MOTION:

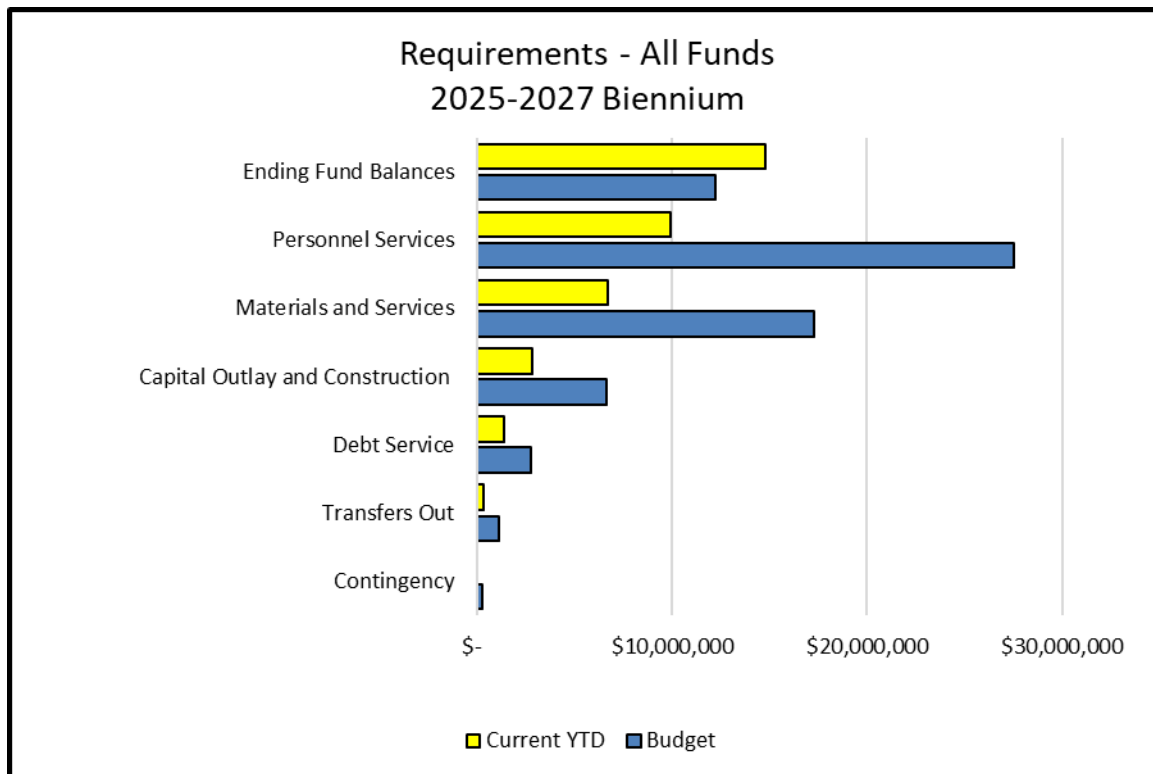
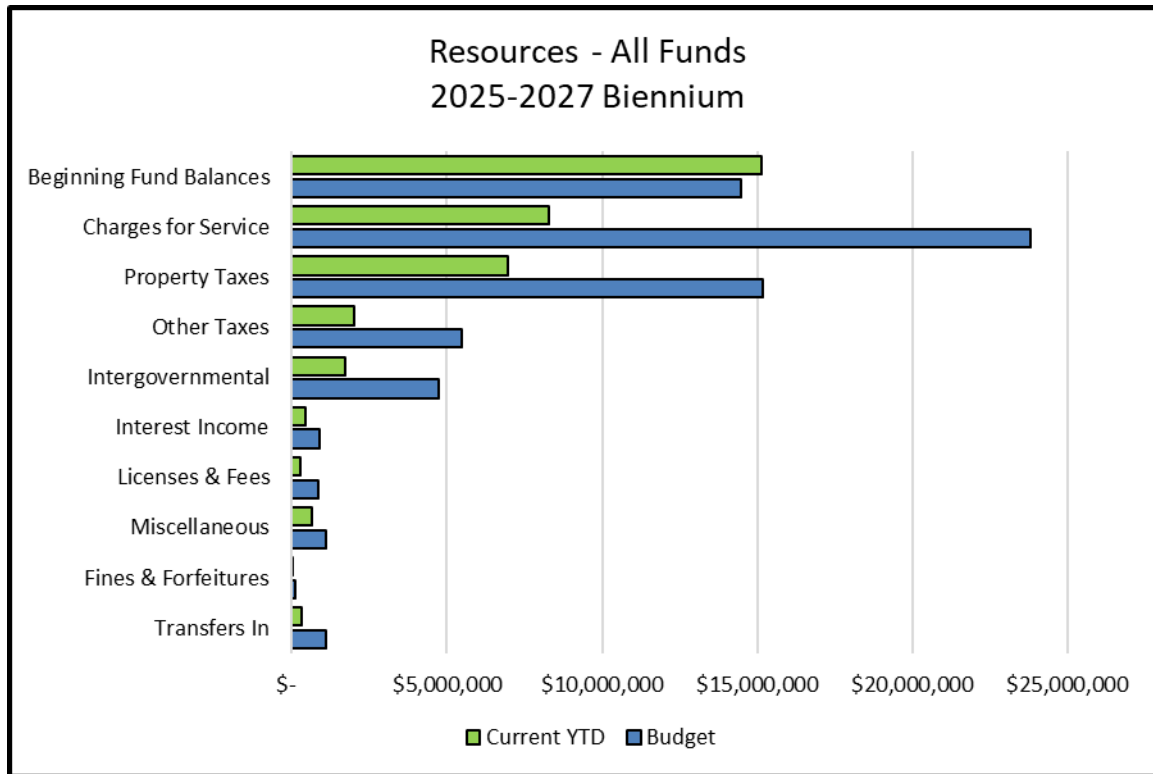


INTEROFFICE MEMO

To: Chris Clayton, City Manager
From: Tessa DeLine, Finance Director
Cc: Central Point City Council
Date: April 9, 2026
Re: March 2026 Financial Statements

Budget Analysis Summary – All Funds

City of Central Point All Funds As of March 31, 2026				
				<i>% of biennial budget</i> <u>38%</u>
RESOURCES (2025-2027)	Total Budget	Current YTD	Difference	% Used
Property Taxes	15,185,000	6,958,083	(8,226,917)	46%
Other Taxes	5,461,560	2,029,157	(3,432,403)	37%
Licenses & Fees	866,750	285,489	(581,261)	33%
Intergovernmental	4,744,625	1,717,417	(3,027,208)	36%
Charges for Service	23,807,955	8,302,979	(15,504,976)	35%
Fines & Forfeitures	120,000	43,265	(76,735)	36%
Interest Income	901,750	452,531	(449,219)	50%
Miscellaneous	1,090,200	665,112	(425,088)	61%
Total Resources from Operations	\$ 52,177,840	\$ 20,454,033	\$ (31,723,807)	39%
Beginning Fund Balances	14,463,320	15,158,934	695,614	105%
Transfers In	1,111,250	300,000	(811,250)	27%
Total Other Resources	\$ 15,574,570	\$ 15,458,934	\$ (115,636)	99%
TOTAL RESOURCES	<u>\$ 67,752,410</u>	<u>\$ 35,912,967</u>	<u>\$ (31,839,443)</u>	<u>53%</u>
REQUIREMENTS (2025-2027)				
Personnel Services	27,500,240	9,934,116	17,566,124	36%
Materials and Services	17,270,040	6,685,588	10,584,452	39%
Capital Outlay and Construction	6,669,220	2,845,315	3,823,905	43%
Debt Service	2,756,805	1,377,658	1,379,147	50%
Total Operating Expenses	\$ 54,196,305	\$ 20,842,678	\$ 33,353,627	38%
Transfers Out	1,111,250	300,000	811,250	27%
Contingency	255,000	-	255,000	0%
Ending Fund Balances	12,189,855	14,770,290	(2,580,435)	121%
Total Other Requirements	\$ 13,556,105	\$ 15,070,290	\$ (1,514,185)	111%
TOTAL REQUIREMENTS	<u>\$ 67,752,410</u>	<u>\$ 35,912,967</u>	<u>\$ 31,839,443</u>	<u>53%</u>



**City of Central Point
General Fund
As of March 31, 2026**

	<i>% of Biennial Budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	5,500,000	5,785,933	285,933	105%
Revenues				
Taxes	20,294,560	8,855,237	(11,439,323)	44%
Licenses & Fees	146,750	76,542	(70,208)	52%
Intergovernmental	1,558,775	509,985	(1,048,791)	33%
Charges for Service	3,881,885	1,167,617	(2,714,268)	30%
Fines and Forfeitures	120,000	43,265	(76,735)	36%
Interest Income	490,000	194,743	(295,257)	40%
Miscellaneous	271,000	588,965	317,965	217%
Total Revenues	26,762,970	11,436,354	(15,326,616)	43%
Total Resources	\$ 32,262,970	\$ 17,222,287	\$ (15,040,683)	53%
Requirements				
Expenditures by Department				
Administration	2,255,585	807,730	1,447,855	36%
City Enhancement	460,000	111,997	348,003	24%
Technical Services	1,728,595	570,592	1,158,003	33%
Mayor & Council	169,370	72,956	96,414	43%
Finance	1,766,250	782,792	983,458	44%
Parks	3,327,990	1,219,139	2,108,851	37%
Recreation	1,407,745	494,063	913,682	35%
Planning	1,307,715	422,224	885,491	32%
Police	13,275,725	5,337,400	7,938,325	40%
Interdepartmental	685,000	298,346	386,654	44%
Transfers Out	556,250	20,000	536,250	4%
Contingency	150,000	0	150,000	0%
Total Expenditures by Department	27,090,225	10,137,240	16,952,985	37%
Ending Fund Balance	5,172,745	7,085,047	(1,912,302)	137%
Total Requirements	\$ 32,262,970	\$ 17,222,287	\$ 15,040,683	53%

General Fund

Resources

Overall, Revenues are trending 5% above the YTD budget. The largest resource to date is Property Taxes at \$8.8M, representing 44% of the biennial budget. To date, Licenses and Fees of \$77K is at 52% of the budget. Miscellaneous Revenue of \$589K is currently higher than expected due to the sale of the Old Military Road property and the two \$10K grants for the gym at the Police Department.

Requirements

Expenditures by Department are trending 1% below the YTD budget. Administration, City Enhancement, Technical Services, Parks, Recreation, and Planning Expenditures are under the YTD budget. Mayor and Council Expenditures are currently over budget by 5%, primarily due to unexpected legal expenses, memberships for the League of Oregon Cities, and Southern Oregon Regional Economic Development, Inc. Finance Expenditures are 6% above the YTD budget, driven by increases in bank/credit card fees and professional services (auditors). Police Expenditures of \$5.3M are 2% above the YTD budget, driven by higher-than-anticipated Overtime and Fuel Costs. The Interdepartmental Expense of \$298K is 44% of the budget, with 9 months in the fiscal year. This is due to the annual General Liability and Property Insurance payment in July of this year. There was a \$20K Transfer from the General Fund to the Community Center Fund in November. The Ending Fund Balance of \$7.1M is \$1.9M above the budgeted \$5.2M.

**City of Central Point
Federal Stimulus Grant Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	-	611,713	611,713	0%
Revenues				
Intergovernmental Revenue	-	-	-	0%
Miscellaneous	725,000	12,500	(712,500)	2%
Total Revenues	725,000	12,500	(712,500)	0%
Total Resources	\$ 725,000	\$ 624,213	\$ (100,787)	86%
Requirements				
Expenditures				
Capital Outlay	725,000	624,213	100,787	86%
Total Expenditures	725,000	624,213	100,787	86%
Ending Fund Balance	-	-	-	0%
Total Requirements	\$ 725,000	\$ 624,213	\$ 100,787	86%

Federal Stimulus Grant Fund

Resources

The largest resource to date is the Beginning Fund Balance of \$612K. There was a \$12.5K contribution by Rogue Credit Union for the Moore Family Little League Fields on Hanley Road.

Requirements

Capital Outlay of \$624K was for work conducted at the Moore Family Little League Fields on Hanley Road. Currently, the Ending Fund Balance is \$0, signaling the end of activity in this fund.

**City of Central Point
Community Center Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	-	-	-	0%
Revenues				
Charges for Services	200,495	1,050	(199,445)	1%
Interfund Transfers	356,250	20,000	(336,250)	6%
Total Revenues	556,745	21,050	(535,695)	4%
Total Resources	\$ 556,745	\$ 21,050	\$ (535,695)	4%
Requirements				
Expenditures				
Personnel Services	235,245	-	(235,245)	0%
Materials and Services	156,500	3,209	(153,291)	2%
Capital Outlay	165,000	-	(165,000)	0%
Total Expenditures	556,745	3,209	-553,536	1%
Ending Fund Balance	-	17,841	17,840.64	0%
Total Requirements	\$ 556,745	\$ 21,050	\$ 535,695	4%

Community Center Fund

Resources

An Interfund Transfer of \$20K from the General Fund was processed in November.

Requirements

The only activity in the Community Center Fund is expenditures for electricity and garbage used at the Little League Field on Hanley Road. The ending Fund Balance is \$18K, primarily due to the \$20K Interfund Transfer.

**City of Central Point
Street Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	4,000,000	4,361,728	361,728	109%
Revenues				
Franchise Tax	352,000	132,003	(219,997)	38%
Charges for Services	2,742,570	901,337	(1,841,233)	33%
Intergovernmental Revenue	3,185,850	1,207,432	(1,978,418)	38%
Interest Income	197,000	118,614	(78,386)	60%
Miscellaneous	200	2,591	2,391	1296%
Total Revenues	6,477,620	2,361,978	-4,115,642	36%
Total Resources	10,477,620	6,723,705	-3,753,915	64%
Requirements				
Expenditures				
Operations	7,243,860	2,173,966	5,069,894	30%
SDC	58,000	752,949	-694,949	1298%
Transfers	555,000	280,000	275,000	50%
Total Expenditures	7,856,860	3,206,915	4,649,945	41%
Ending Fund Balance	2,620,760	3,516,790	896,030	134%
Total Requirements	\$ 10,477,620	\$ 6,723,705	\$ 3,753,915	64%

Street Fund

Resources

Total Revenues in the Street fund are trending well with the YTD Biennial Budget. The Beginning Fund Balance of \$4.4M is currently the most significant resource to date. Franchise Tax Revenue is in line with the budget YTD. Charges for Services are slightly below budget by 5%, and Interest Income is \$119K year-to-date. Miscellaneous Revenue of \$2.6K is due to a Worker's Compensation wage subsidy payment.

Requirements

Total Expenditures currently has a 3% unfavorable budget variance. This is due to an \$185K expenditure for the 2025 Pavement Maintenance Project in August. The Ending Fund Balance of \$3.5M is \$896K above the budgeted amount of \$2.6M.

**City of Central Point
Capital Improvement Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	1,200,000	1,257,722	57,722	105%
Revenues				
Charges for Services	115,000	28,119	(86,881)	24%
Interest Income	42,500	37,211	(5,289)	88%
Total Revenues	157,500	65,330	-92,170	41%
Total Resources	\$ 1,357,500	\$ 1,323,052	\$ (34,448)	97%
Requirements				
Expenditures				
Parks Projects	891,000	311,223	579,777	35%
Total Expenditures	891,000	311,223	579,777	35%
Ending Fund Balance	466,500	1,011,829	545,329	217%
Total Requirements	\$ 1,357,500	\$ 1,323,052	\$ 34,448	97%

Capital Improvement Fund

Resources

The Beginning Fund Balance of \$1.3M is currently the most significant resource to date. Charges for Services are 16% below the budgeted amount of \$115K. Interest Income is presently at 88% of the YTD biennial budget.

Requirements

\$307K in Parks Projects expenditures for the Central Point Little League Project have occurred so far this year. The Ending Fund Balance of \$1M exceeds the budgeted amount of \$467K by \$537K.

**City of Central Point
Reserve Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	750,000	563,282	(186,718)	75%
Revenues				
Interest	31,000	18,533	(12,467)	60%
Transfers In	200,000	-	(200,000)	0%
Total Revenues	231,000	18,533	(212,467)	8%
Total Resources	\$ 981,000	\$ 581,815	\$ (399,185)	59%
Requirements				
Expenditures				
Facility Improvements	150,000	7,770	142,230	5%
Total Expenditures	150,000	7,770	142,230	5%
Ending Fund Balance	831,000	574,044	256,956	69%
Total Requirements	\$ 981,000	\$ 581,815	\$ 399,185	59%

Reserve Fund

Resources

The Beginning Fund Balance of \$563K is \$187K less than the budgeted amount. Interest Revenue of \$19K is at 60% of the budget. Transfers in from other funds totaling \$200K are unlikely to be booked due to financial constraints in the General Fund.

Requirements

Only \$8K in Facility Improvements have occurred so far this year, and the Ending Fund Balance of \$574K is \$257K below budget.

**City of Central Point
Debt Service Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	15,000	152,966	137,966	1020%
Debt Service Fund				
Revenues				
Charges for Service	779,005	360,218	(418,787)	46%
Interest Income	550	3,769	3,219	685%
Transfers In	555,000	280,000	(275,000)	50%
Total Revenues	1,334,555	643,988	(690,567)	48%
Total Resources	\$ 1,349,555	\$ 796,954	\$ (552,601)	59%
Requirements				
Expenditures				
Debt Service	1,326,455	699,527	626,928	53%
Total Expenditures	1,326,455	699,527	626,928	53%
Ending Fund Balance	23,100	97,427	74,327	422%
Total Requirements	\$ 1,349,555	\$ 796,954	\$ 552,601	59%

Debt Service Fund

Resources

The Beginning Fund Balance of \$153K is \$138K higher than the budgeted amount. Charges for Services in the amount of \$360K is 46% of the budget. Interest income of \$4K is at 685% of the budget. A \$280K Transfer from the Street Fund occurred in November.

Requirements

Debt Service Expense of \$700K currently accounts for 53% of the biennial budget. The Ending Fund Balance of \$97K exceeds the budgeted amount of \$23K by \$74K.

City of Central Point Building Fund As of March 31, 2026				
	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	1,400,000	1,505,762	105,762	108%
Revenues				
Charges for Service	610,000	165,522	(444,478)	27%
Interest Income	100,000	46,034	(53,966)	46%
Miscellaneous	-	1,095	1,095	0%
Total Revenues	710,000	212,651	-497,349	30%
Total Resources	\$ 2,110,000	\$ 1,718,413	\$ (391,587)	81%
Requirements				
Expenditures				
Personal Services	932,935	328,795	604,140	35%
Materials and Services	140,660	45,209	95,451	32%
Contingency	5,000	-	5,000	0%
Total Expenditures	1,078,595	374,003	704,592	35%
Ending Fund Balance	1,031,405	1,344,410	313,005	130%
Total Requirements	\$ 2,110,000	\$ 1,718,413	\$ 391,587	81%

Building Fund

Resources

The Beginning Fund Balance of \$1.5M is \$106K above budget. Total Revenues are trending 8% below budget. Charges for Service currently account for 27% of the biennial budget, and Interest Revenue accounts for 46%.

Requirements

Personnel Services and Materials and Services are below budget YTD by 3%. Contingency remains unspent. Ending Fund Balance of \$1.3M exceeds the budgeted amount by \$313K.

**City of Central Point
Water Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	800,000	414,397	(385,603)	52%
Revenues				
Charges for Services	10,642,000	3,826,330	(6,815,670)	36%
Interest Income	21,000	23,540	2,540	112%
Miscellaneous	94,000	15,995	(78,005)	17%
Total Revenues	10,757,000	3,865,866	(6,891,134)	36%
Total Resources	\$ 11,557,000	\$ 4,280,263	\$ (7,276,738)	37%
Requirements				
Expenditures				
Operations	10,210,435	3,560,386	6,650,049	35%
Contingency	100,000	0	100,000	0%
Total Expenditures	10,310,435	3,560,386	6,750,049	35%
Ending Fund Balance	1,246,565	719,876	-526,689	58%
Total Requirements	\$ 11,557,000	\$ 4,280,263	\$ 7,276,738	37%

Water Fund

Resources

The Beginning Fund Balance of \$414K is \$386K below budget. Total Revenues are 2% below the YTD Budget. Charges for Service are at 36% of the biennial budget. Interest Income of \$24K is at 112% of the budget. Miscellaneous Revenue of \$16K is 21% below the YTD budget.

Requirements

Operating Expenditures of \$3.6M are 3% below budget. This is expected to increase following a significant (26%) unexpected wholesale water rate increase by the Medford Water Commission in March 2026. In addition, the principal and interest payments for the Operations Center were underbudgeted by \$69K. This will be corrected sometime in the near future with a supplemental budget. Contingency remains unspent.

**City of Central Point
Stormwater Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	638,320	143,079	(495,241)	22%
Revenues				
Licenses and Permits	-	-	-	0%
Charges for Services	1,987,000	729,061	(1,257,939)	37%
Interest Income	17,000	-	(17,000)	0%
Miscellaneous	-	4,349	4,349	0%
Total Revenues	2,004,000	735,010	(1,268,990)	37%
Total Resources	\$ 2,642,320	\$ 878,089	\$ 1,764,231	33%
Requirements				
Expenditures				
Operations	2,028,685	942,415	1,086,270	46%
SDC	25,000	25,000	-	100%
Total Expenditures	2,053,685	967,415	1,086,270	47%
Ending Fund Balance	588,635	(89,326)	(677,961)	-15%
Total Requirements	\$ 2,642,320	\$ 878,089	\$ (1,764,231)	33%

Storm Water Fund

Resources

The Beginning Fund Balance of \$143K is \$495K under budget. Total Revenues are slightly below the YTD budget of 38%.

Requirements

Total Operations Expense is 8% above the YTD budget. This is primarily due to the \$280k capital budget for a street sweeper. There is a negative Ending Fund Balance at month-end. A \$549K FEMA payment for culvert damage along the Greenway Bike Path, made in 2020, is expected and will correct the Ending Fund Balance. In addition, it was discovered that the principal and interest payments for the Operations Center were underbudgeted by \$99K. This will be corrected sometime in the near future with a supplemental budget.

**City of Central Point
Internal Services Fund
As of March 31, 2026**

	<i>% of biennial budget</i>			<u>38%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	160,000	362,353	202,353	226%
Revenues				
Charges for Services	3,570,000	1,331,071	(2,238,929)	37%
Interest Income	2,700	10,087	7,387	374%
Miscellaneous	-	39,616	39,616	0%
Total Revenues	3,572,700	1,380,774	-2,191,926	39%
Total Resources	\$ 3,732,700	\$ 1,743,127	\$ (1,989,573)	47%
Requirements				
Expenditures				
Facilities Maintenance	598,000	239,712	358,288	40%
PW Administration	1,717,720	651,688	1,066,032	38%
PW Fleet Maintenance	1,207,835	359,372	848,463	30%
Total Expenditures	3,523,555	1,250,773	2,272,782	35%
Ending Fund Balance	209,145	492,355	283,210	235%
Total Requirements	\$ 3,732,700	\$ 1,743,127	\$ 1,989,573	47%

Internal Services Fund

Resources

The Beginning Fund Balance of \$362K is \$202K over budget. Total Revenues are slightly above the YTD budget, with Interest Income surpassing the budget by \$8K.

Requirements

Total Operating Expenditures are below the YTD budget by 3%, and the Ending Fund Balance of \$492K is \$283 higher than the budgeted amount of \$209K.

City of Central Point
Cash, Investments, and Debt Service Recap
March 31, 2026

Cash and Investments

	Balance	Interest Rate
Checking Accounts	\$ 330,632	0.00%
Local Government Investment Pool	14,407,051	4.00%
Total Cash and Investments	\$ 14,737,683	

Debt Service

Washington Federal - Government Financing, Inc.

		Interest Rate
Principal Amount as of 6/1/17	\$ 9,766,000	2.64%
Principal Paid	\$ (5,278,000)	
Balance as of 3/31/26	\$ 4,488,000	

Balance by Fund

Water Fund	53.57%	\$ 2,404,222
Street Fund	9.22%	\$ 413,794
Debt Service Fund	37.21%	\$ 1,669,985
	100.00%	\$ 4,488,000

2025-2027 Loan Repayment Schedule (principal and interest)

6/1/2026	\$ 59,241.60
12/1/2026	\$ 861,241.60
6/1/2027	\$ 48,655.20

Banner Bank

		Interest Rate
Principal Amount as of 12/1/2022	\$ 6,551,300	2.54%
Principal Paid	\$ (1,403,850)	
Balance as of 3/31/26	\$ 5,147,450	*corrected

Balance by Fund

Water Fund	40.00%	\$ 2,058,980
Street Fund	40.00%	\$ 2,058,980
Stormwater Fund	20.00%	\$ 1,029,490
	100.00%	\$ 5,147,450

2025-2027 Loan Repayment Schedule (principal and interest)

6/1/2026	\$ 65,373.00
12/1/2026	\$ 533,323.00
6/1/2027	\$ 59,430.00



DEPARTMENT: Administration **MEETING DATE:** April 23, 2026

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Avista Franchise Agreement

SUMMARY AND BACKGROUND:

The City of Central Point currently receives a franchise fee equal to 5% of Avista Utilities' gross revenues generated within the City. Franchise fees are a critical component of the City's General Fund and represent the **second-largest revenue source after property taxes**.

Historical data demonstrates both the importance and variability of this revenue stream:

- 2023: \$282,175.92
- 2024: \$232,040.06
- 2025: \$231,440.16

While this revenue has grown over time, it is not immune to fluctuation and does not consistently keep pace with increasing service demands.

At the same time, the City's primary revenue source—property taxes—is generally limited to **3% annual growth**, constraining our ability to respond to inflationary pressures and increasing operational costs.

Context: Use of Public Right-of-Way

Franchise agreements grant utilities the right to use public rights-of-way—assets owned and maintained by the City and its residents. These corridors require ongoing investment, including:

- Street maintenance and overlays
- Traffic control and safety infrastructure
- Coordination and inspection of utility work
- Long-term capital preservation

These costs continue to rise due to inflation, labor, and material increases. The franchise fee serves, in part, as compensation for the private use of this public infrastructure.

Regulatory Considerations

Avista has noted that Oregon Administrative Rule (OAR 860-022-0040) limits the portion of franchise fees that regulated utilities may recover as an operating expense in customer rates (generally up to 3%–3.5% for natural gas and electric).

This is reflected in current billing practices. For example, a recent Central Point bill shows only a **2% franchise fee itemized**, despite the City's 5% agreement. Similarly, in Klamath Falls, Avista itemizes multiple components (e.g., 2% and 3%) to reflect what is recoverable within rates.

Importantly, this regulatory structure governs **how Avista recovers costs**, not whether the City may establish a franchise fee within a negotiated agreement.

Regional Context and Utility Comparison

Experience both within Central Point and across Oregon suggests that a 6% franchise fee is well within the range of accepted practice.

Locally, the City previously increased its franchise fee with Pacific Power (PacifiCorp) from 5% to 6%. That adjustment was implemented without significant resistance, demonstrating that a modest increase of this scale is workable and consistent with utility expectations.

More broadly, electric utility franchise fees across Oregon frequently meet or exceed 6%, and in many cases are higher. This reinforces that:

- **A 6% franchise fee is not atypical or aggressive**
- Utilities are already operating under comparable or higher fee structures in other jurisdictions
- Local governments retain discretion to set franchise fees that reflect the value of public right-of-way use

In addition, recent actions by neighboring jurisdictions further support this context. The City of Klamath Falls, for example, increased its Avista franchise fee from **5% to 6% effective October 1, 2023**, with notification provided directly on customer bills.

Policy Considerations

In evaluating a potential increase from 5% to 6%, Council may wish to consider the following:

1. Alignment with Cost of Service

The City's cost to maintain and manage public rights-of-way continues to rise, while franchise fee revenue has remained relatively flat in recent years.

2. Revenue Stability

Franchise fees provide a more flexible and responsive revenue source compared to property taxes, which are constrained by state law.

3. Equity and Fair Compensation

Utilities derive significant value from access to public infrastructure. A modest increase reflects the true cost and value of that access.

4. Regional Consistency

Peer jurisdictions—and the City’s own experience with Pacific Power—demonstrate that franchise fees at or above 6% are common and workable.

5. Community Impact and Partnership

While Avista may not fully recover the incremental increase through regulated rates, the City has historically maintained a cooperative relationship with Avista and has not pursued restrictive policies on natural gas use. This broader context reflects a balanced and pragmatic partnership.

Discussion

The proposed increase represents a modest, incremental adjustment rather than a structural change. It would:

- Help offset rising infrastructure and operational costs
- Maintain service levels without over-reliance on property taxes
- Align Central Point with emerging regional norms

At the same time, the City remains committed to maintaining a collaborative and constructive relationship with Avista Utilities.

Conclusion

This is ultimately a policy decision for Council. However, given the City’s financial structure, rising infrastructure costs, regional precedent, and the City’s own experience with utility franchise agreements, there is a reasonable basis to **evaluate a modest increase in the franchise fee from 5% to 6%.**

This adjustment should be viewed not as a departure, but as a continuation of established practice across Oregon communities, while ensuring the City is appropriately compensated for the use of public assets and positioned for long-term financial stability.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

None

STAFF RECOMMENDATION:

Staff recommends the following approach:

1. Complete legal review of the existing franchise agreement
2. Conduct Council discussion on:
 - o Whether to pursue a simple 10-year rollover; or
 - o Whether to negotiate revisions, including a potential fee adjustment
3. If directed, engage Avista in discussions regarding a revised agreement

Avista has expressed a willingness to participate in Council discussions and answer questions as needed.

RECOMMENDED MOTION:

Memorandum

Residential Code Amendments Discussion]
ZC-26001

April 23, 2026

To: Honorable Mayor Browning & City Council
From: Stephanie Powers, Planning Director
Re: Draft Residential Zoning Text Amendments for Discussion

SUMMARY

The City Council is requested to provide feedback on proposed comprehensive amendments to Title 17 (Zoning) that would update residential land use, dimensional, and design standards to comply with state housing mandates, support regional density requirements, and improve code clarity and accessibility. These amendments have been under development since early 2026 with input from the Planning Commission, Citizen's Advisory Committee (CAC), stakeholders, and the public. On April 14, 2026, the CAC voted unanimously to recommend approval of the amendments with direction to staff to continue refining the discretionary review pathway before Planning Commission review.

At the April 23, 2026 meeting, staff will provide Council with an overview of the proposed changes, review of public involvement and stakeholder input, amendments made in response to feedback, and key policy questions for Council discussion before public hearings.

BACKGROUND

Regional Plan Obligations and Density Requirements

When the City adopted the Regional Plan in 2012 and established its Urban Reserve Areas (URAs), it received a 50-year land supply of first-priority lands to consider when amending the Urban Growth Boundary (UGB). This provides a more streamlined UGB amendment process compared to past years. However, as part of the Regional Planning process, Central Point agreed to several performance measures and obligations. Chief among them is the requirement to plan for an average gross density of 6.9 units per acre until 2039 and 7.9 units per acre beyond that.

Implementing this density standard is a condition of bringing any lands from the UGB into city limits. To date, the City has not updated its residential zoning districts or dimensional standards to accommodate these density requirements, which limits the City's ability to annex and develop UGB lands.

State Housing Mandates

In addition to regional density obligations, the City must comply with several state housing laws:

- HB 2001 (ORS 197.758) – Requires cities to allow middle housing (duplexes) in residential zones where single-family dwellings are permitted.
- ORS 197A.400 – Requires cities to establish clear and objective approval standards for residential development, ensuring predictable and streamlined processes.
- Senate Bill 974 (2025) – Effective July 1, 2026, limits local authority to regulate certain design elements (façade materials, colors, patterns, window elements, architectural ornaments, and floor plans) for developments of 20 or more single-family, middle housing, or manufactured dwellings. This law sunsets on January 1, 2033 and does not apply to projects under 20 units, multifamily apartments, or infill projects.

Need for Code Modernization

The City's current residential regulations are scattered across multiple chapters (17.16, 17.20, 17.24, 17.28) with outdated language, inconsistent terminology, and limited guidance on design standards. Consolidating and modernizing these regulations will make the code easier to understand and use for residents, developers, and staff while supporting the City's growth management objectives.

SUMMARY OF PROPOSED CHANGES

The proposed code amendments include three major components:

1. **Chapter 17.08 – Definitions.** This existing chapter has been restructured and revised to provide clear, consistent definitions that align with state law, administrative rules, and industry standards. Definitions are organized into five categories for ease of reference:

- General Terms
- Use Definitions
- Overlay-Specific Definitions
- Measurement, Design, Technical and Application Definitions
- Signage Definitions

The reorganization consolidates housing type definitions (single-family detached, duplexes, triplexes, fourplexes, townhouses, multifamily housing, cottage clusters, accessory dwelling units, manufactured dwellings and parks) and ensures consistency with state requirements and regional terminology.

2. **Chapter 17.20 – Residential Zones.** This new chapter replaces four existing chapters (17.16 R-L, 17.20 R-1, 17.24 R-2, and 17.28 R-3) and consolidates land use regulations and development standards into a single location. The centerpieces are Tables 17.20.01 and 17.20.02, which provide comprehensive matrices showing:

- Where uses are allowed (by zone)
- How big lots must be (minimum dimensions)
- Where on the lot buildings can be placed (setbacks)
- How tall buildings can be (height limits)
- How much of the lot can be covered (lot coverage)
- Other standards (parking, landscaping, special requirements)

This consolidation addresses the "where" and "how big" questions about residential development, making the code more accessible and easier to navigate.

3. **Chapter 17.22 – Residential Use Standards.** This new chapter establishes residential use, form, and design standards that implement the intent of residential zoning districts while supporting housing production, neighborhood livability, and the City's small-town character. Most standards are new for the City and address the "how it looks" questions about residential development.

The chapter provides two approval pathways:

PATH 1 – Clear and Objective Standards (Administrative Approval) Developers who meet specific, measurable standards receive administrative approval. Standards address:

- Street Orientation – Buildings must face the street with primary entrance visible
- Building Articulation – Incorporate 2 of 5 design techniques to create visual interest
- Transparency – Minimum 15% transparent windows/doors on street-facing façade
- Garage Placement – Garages may not dominate street frontage (specific setback and width requirements)

PATH 2 – Discretionary Review (Planning Commission Approval) Developers may propose alternative designs that vary from clear and objective standards if they demonstrate achievement of core design objectives:

- Visual interest and architectural quality
- Pedestrian-oriented design
- Human-scaled character
- Small-town compatibility
- Building durability and quality

The discretionary pathway includes special provisions for garage-forward designs, requiring counterbalancing elements and enhanced findings to prevent garage-dominated streetscapes.

Senate Bill 974 Compliance

To comply with SB 974's limitations on design regulation for large developments (20+ units), the code includes an "Applicability to Large Developments" section that exempts material change, window coverage, and entry features requirements for qualifying projects while maintaining orientation, transparency, and garage placement standards. This provision applies from July 1, 2026 through December 31, 2032, consistent with the statute's sunset date.

PUBLIC INVOLVEMENT AND STAKEHOLDER INPUT

The code drafting process has involved extensive input from multiple stakeholders:

Planning Commission and CAC Joint Study Sessions

The Planning Commission and CAC conducted two joint study sessions on February 17, 2026 and April 7, 2026. Both sessions included public testimony and committee discussion. Key themes from these sessions included:

- Support for updating regulations to comply with state law and support housing production
- Concerns about balancing design quality with housing affordability
- Questions about flexibility in garage placement standards
- Interest in providing predictable approval processes for developers
- Desire to maintain Central Point's small-town character while accommodating growth

CAC Meeting and Recommendation (April 14, 2026)

The CAC met on April 14, 2026 to consider the revised code amendments incorporating changes from the study sessions. The committee heard public testimony from seven residents and stakeholders who raised the following concerns and questions:

Builder Flexibility and Housing Affordability

- Concerns that garage placement standards may limit builder flexibility and house plan selection, potentially reducing the variety of home models available in Central Point
- Questions about whether proposed standards could increase housing costs compared to neighboring communities, potentially making Central Point less competitive for development
- Acknowledgment that recent changes (flexible 20-foot setback) were moving in a positive direction but continued monitoring would be important

Developer Attraction and Predictability

- Concerns that overly restrictive or unpredictable standards could limit developer attraction to Central Point compared to nearby jurisdictions with simpler or more flexible requirements
- Questions about the balance between maintaining community design standards and providing sufficient developer autonomy to make projects financially viable
- Interest in ensuring standards provide clear pathways to approval without excessive subjectivity

Manufactured Dwelling Parks and TOD Overlay

- Questions about how Transit Overlay District (TOD) regulations would apply to proposed Urban Growth Boundary (UGB) areas, particularly regarding manufactured dwelling park development
- Concerns that TOD restrictions prohibiting manufactured dwelling parks could limit affordable housing options in growth areas where this housing type is most needed
- Request for clarity on whether TOD overlay would automatically apply to newly annexed lands or be determined on a case-by-case basis

After hearing testimony and discussing the proposed amendments, the CAC voted unanimously to recommend approval as presented, with direction to staff to continue refining the discretionary review pathway before Planning Commission review to address concerns about predictability and objectivity.

Developer and Builder Input

Staff has met with development stakeholders and received letters from property owners in the UGB and the Builders Association of Southern Oregon. The concerns raised echo those received at the April 14, 2026 meeting but further emphasized concern that discretionary review criteria are too subjective and do not provide sufficient predictability for large capital investments, particularly in UGB lands.

KEY CHANGES MADE IN RESPONSE TO FEEDBACK

Throughout the public involvement process, staff made several substantive changes to address stakeholder concerns:

1. BUILDING ARTICULATION STANDARDS (CPMC 17.22.030.B)

Initial Proposal: Builders select 3 of 5 design techniques (horizontal modulation, vertical modulation, material changes, window coverage, entry features) to create visual interest and avoid monotonous building forms.

Concerns Raised:

- Requiring three techniques may increase costs and limit affordability
- Some techniques may be redundant or unnecessary for certain architectural styles

Change Made: Reduced requirement from 3 techniques to 2 techniques.

Justification: This change provides greater flexibility and reduces potential cost impacts while still achieving the objective of visual variety and human-scaled design. It also acknowledges impacts of SB 974 on large projects.

2. GARAGE PLACEMENT STANDARDS (CPMC 17.22.030.C)

Initial Proposal: Three-part approach under clear and objective pathway:

- Prohibit garages from projecting forward of building façade
- Require garage portion recessed 5 feet behind building façade
- Limit garage width to 50% of street-facing façade

Concerns Raised:

- 5-foot recess arbitrary
- Combined with 10-foot setback, only provides 15-foot parking pad, inadequate for standard/oversized vehicles
- Limits house plan selection and could drive up costs
- Preference for developer discretion on garage placement

Changes Made:

- Maintained prohibition on garages projecting forward of building façade
- Replaced 5-foot recess requirement with 20-foot setback from front property line for garage portion
- Maintained 50% width limitation
- Added side-loaded garage provision (10-foot setback with articulation and transparency requirements)
- Added explicit corner lot coverage (applies to both street frontages)

Justification: The flexible 20-foot setback standard achieves the objective to avoid garage dominance while providing builder flexibility:

- 10-foot building setback + 10-foot garage recess = 20 feet from property line
- 15-foot building setback + 5-foot garage recess = 20 feet from property line
- 20-foot building setback + flush garage = 20 feet from property line

This approach, modeled after successful standards in other jurisdictions including Medford, allows builders on deeper lots to reduce or eliminate garage recess while still ensuring garages are subordinate from the street. The side-loaded garage provision encourages less dominant garage orientation with appropriate design safeguards.

3. DISCRETIONARY REVIEW PATHWAY (CPMC 17.22.030.E)

Initial Proposal: Discretionary pathway allowing alternative designs that meet core design objectives through alternative means.

Concerns Raised:

- Approval criteria too subjective ("visual interest," "thoughtful response," "achieves objectives")
- Insufficient predictability for developers making large capital investments
- Unclear what designs would be approved or denied
- Request for more objective benchmarks

Changes Planned (In Progress): Staff is exploring options to clarify criteria for the discretionary pathway while not losing the flexibility and innovation this pathway is intended to support. Ideas being explored include but are not limited to:

- Objective benchmarks and examples for subjective terms
- Consideration of "Safe harbor" provisions (e.g., "designs meeting 2 of 3 criteria presumed to comply")
- Specific measurements and percentages where appropriate
- Precedent/predictability provisions (public file of approved designs)

Status: Revisions will be completed before Planning Commission review (tentatively May 19, 2026). Preliminary changes will be presented at the April 23, 2026 City Council discussion.

Justification: The discretionary pathway serves an important function: enabling creative, high-quality designs that don't fit standardized templates while ensuring design quality objectives are met. However, for the pathway to be viable, developers need reasonable confidence about what will be approved. Adding objective indicators and safe harbors or other clarifying measures can maintain flexibility while improving predictability.

DISCUSSION TOPICS FOR COUNCIL FEEDBACK

Staff requests Council feedback on the following policy questions:

1. OVERALL POLICY DIRECTION

Does Council support the overall approach of providing:

- Clear and objective standards for administrative approval (predictability)
- Discretionary review pathway for alternative designs (flexibility)
- Baseline design quality standards (community character)
- Compliance with state mandates (legal requirements)

Alternative approaches would be to:

- Make all standards clear and objective (eliminates flexibility)
- Eliminate design standards entirely (market-driven approach)

2. BALANCE BETWEEN DESIGN QUALITY AND HOUSING PRODUCTION

The proposed standards attempt to balance design quality with housing production and affordability. Key questions:

- Are the articulation standards (2 of 5 techniques) appropriately balanced, or should they be further reduced/eliminated?
- Are the garage placement standards (20-foot setback, 50% width) appropriately balanced, or should they be more/less restrictive?
- Does the discretionary pathway provide sufficient flexibility for innovative designs, or is additional refinement needed to provide clarity and predictability?

3. DISCRETIONARY PATHWAY PREDICTABILITY

The CAC and stakeholders requested more predictable discretionary review criteria. Options include:

OPTION A: Add objective benchmarks and safe harbors

Pros: Improves predictability while maintaining flexibility

Cons: More complex code language; may not cover all scenarios. May reduce innovation and creativity with minimum thresholds/safe harbors.

OPTION B: Maintain current subjective criteria

Pros: Maximum flexibility for unique designs

Cons: Insufficient predictability for large investments

OPTION C: Eliminate discretionary pathway, make all standards clear/objective

Pros: Maximum predictability

Cons: Eliminates flexibility; may prohibit high-quality creative designs

What approach does Council prefer?

4. MANUFACTURED DWELLING PARK DEVELOPMENT IN UGB

A UGB property owner raised concerns about Transit Overlay District (TOD) restrictions potentially limiting manufactured dwelling park development in proposed UGB areas. The TOD overlay currently prohibits manufactured dwelling parks.

Context: Manufactured dwelling parks are a critical affordable housing type. State law requires cities to allow them in at least one residential zone. Central Point allows them in R-2 and R-3 zones. However, if TOD overlay is applied to new UGB areas zoned R-2 or R-3, manufactured dwelling parks would be prohibited in those areas.

Policy Question: Should the City:

OPTION A: Modify TOD overlay to allow manufactured dwelling parks

Pros: Ensures affordable housing option in all residential zones

Cons: May conflict with TOD objectives of walkable, transit-oriented development. TOD may not be appropriate for new UGB areas based on limited transit availability.

OPTION B: Modify current land use policy to apply TOD overlay zones in new UGB areas

Pros: Preserves manufactured dwelling park opportunity in growth areas

Cons: May reduce transit-oriented development in areas where it's appropriate

This issue requires broader growth management policy discussion beyond the scope of the current code amendments. Staff recommends addressing separately through Comprehensive Plan amendment process but requests preliminary feedback on whether there is support to consider land use policy changes concerning the TOD Overlay.

RECOMMENDATION

Staff requests City Council:

1. Provide feedback on the overall policy direction and balance between design quality and housing production;
2. Provide direction on approach to discretionary pathway predictability (objective benchmarks vs. subjective criteria);
3. Provide input on manufactured dwelling park policy in UGB areas (separate discussion or address in current amendments);
4. Should the 50% garage width standard be modified or eliminated?
5. Identify any additional issues or concerns to address before Planning Commission hearing.

Staff will incorporate Council feedback into revised code language and present refined amendments to the Planning Commission on May 19, 2026 (tentative).

ATTACHMENTS

1. CPMC 17.08, Definitions
2. CPMC 17.20, Residential Zoning Districts
3. CPMC 17.22, Residential Use Standards
4. CPMC 17.65, TOD Overlay, Table 2
5. Stakeholder Correspondence

CPMC 17.08

Definitions

17.08.010 Purpose and Applicability

17.08.020 General Terms

17.08.030 Use Definitions

17.08.040 Overlay-Specific Definitions

17.08.050 Measurement, Design, Technical and Application Definitions

17.08.060 Signage Definitions

17.08.010 Purpose and Applicability

- A. Purpose. The purpose of this chapter is to establish clear, consistent, and comprehensive definitions for terms used throughout Title 17 (Zoning) of the Central Point Municipal Code. This chapter serves as the sole location for zoning-related definitions and is intended to promote uniform interpretation and consistent application of the zoning regulations.

This chapter supports implementation of the Central Point Comprehensive Plan by ensuring that zoning terms—particularly those related to land uses, housing types, development patterns, and overlays are clearly defined and aligned with applicable state statutes and administrative rules.

B. Applicability.

1. Centralized Definitions. All zoning-related definitions applicable to Title 17 are located in this chapter. Definitions shall not be duplicated or restated in other chapters of this title. Where other chapters reference defined terms, such terms shall have the meaning established in this chapter.
2. General Applicability. The definitions in this chapter apply to all provisions of Title 17 unless a term is expressly defined otherwise by state statute or administrative rule.
3. Use Definitions. Definitions for land uses and housing types correspond to the City's adopted land use taxonomy and use tables. The inclusion of a defined use in this chapter does not imply that the use is permitted in all zoning districts.

4. **Overlay-Specific Definitions.** Definitions applicable to overlay zones apply only within the boundaries of the applicable overlay unless expressly stated otherwise.
5. **Consistency with State Law.** Where a term defined in this chapter is also defined by state statute or administrative rule, the definition shall be interpreted in a manner consistent with applicable state law.
6. **Relationship to NAICS and Similar Use Determinations.** Land use definitions in this chapter are intended to describe general categories of activity and development and are not intended to correspond directly to specific North American Industry Classification System (NAICS) classifications. NAICS codes may be used as a reference for similar use determinations as provided in CPMC 17.60.140.
7. **Fair Housing Compliance.** No definition in this title shall be interpreted to regulate land use based on relationships except as expressly permitted by law.

C. Interpretation.

1. **Undefined Terms.** Words or phrases not defined in this chapter shall be given their ordinary and customary meaning. In determining such meaning, reference shall be made to the most current edition of *Merriam-Webster's Collegiate Dictionary*.
2. **Tense and Number.** Words used in the present tense include the future; words used in the singular include the plural; and words used in the plural include the singular.
3. **Mandatory and Permissive Terms.** The words "shall" and "must" indicate a mandatory requirement. The word "may" indicates an action that is allowed or permitted but not required.

17.08.020 General Terms

The following definitions apply generally throughout Title 17 and are not specific to any particular zoning district, land use category, or housing type. These terms are intended to provide consistent interpretation of zoning regulations, development standards, and administrative provisions unless a different meaning is expressly stated.

- A. **Abutting.** Means having a common boundary or point of contact with another lot, parcel, or property. Lots or parcels separated only by a public or private street,

alley, or easement shall be considered abutting unless expressly stated otherwise.

- B. Accessory. Means incidental, subordinate, and customarily associated with a principal use, structure, or development, and located on the same lot or parcel as the principal use unless expressly allowed otherwise.
- C. Accessory Use. Means a use that is incidental and subordinate to a principal use and located on the same lot as the principal use unless expressly permitted otherwise.
- D. ADA Accessible. Means accessible to a person with disabilities as required by the Americans with Disabilities Act.
- E. ADA Accessible Dwelling Unit. Means a dwelling unit constructed to accommodate persons with disabilities, in compliance with the Americans with Disabilities Act and applicable construction requirements in adopted building codes.
- F. Adjacent. Means located near or close to another lot, parcel, or property, but not necessarily abutting.
- G. Alley. Means a public or private right-of-way primarily intended to provide secondary access to abutting lots and not intended for through traffic.
- H. Applicant. Means any person, firm, corporation, partnership, or other legal entity that submits an application for review or approval under this title.
- I. Building. Means a structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or property.
- J. Building Footprint. Means the area of a lot covered by a building as measured at ground level, excluding permitted projections such as eaves or overhangs unless expressly stated otherwise.
- K. Condominium. Means a part of the property consisting of a building or one or more rooms occupying one or more floors of a building or a part or parts thereof, intended for any type of independent ownership, the boundaries of which are described pursuant to ORS [94.029](#)(1)(c) and with direct exit to a public street or to a common area or areas leading to a public street.
- L. Corner Lot. Means a lot located at the intersection of two or more streets or alleys.

- M. Development. Means the construction, placement, expansion, or alteration of structures or improvements on land, or a change in the use of land or structures.
- N. Dwelling Unit. One or more rooms designed for occupancy by one household, with independent living facilities including sleeping, cooking, and sanitation.
- O. Easement. Means a recorded right granted by a property owner for limited use of a portion of land by another party, including but not limited to access, utilities, or drainage.
- P. Landscaping. Means any combination of permanently maintained live trees, lawn, shrubs, or other plant materials, including inorganic accessory materials utilized to accent or complement the vegetation. Fountains, ponds, sculpture, lampposts, fences, and other functional or decorative features may be integral components of a landscape plan.
- Q. Lot or Parcel. Means a legally created unit of land.
- R. Lot Area. Means the total horizontal area within the boundary lines of a lot, excluding any portion of the lot lying within a public street right-of-way unless expressly stated otherwise.
- S. Lot Line, Front. Means the property line abutting a street. In the case of a corner lot, the property line having the shortest street frontage. In cases where both street frontage property lines are of equal length, the front lot line shall be the line located along the longer of the two block faces.
- T. Lot Line, Rear. Means a lot line, which is opposite and most distant from the front lot line. Rear lot lines typically do not abut a street except through lot configurations, but often abut alleys.
- U. Lot Line, Side. Means any lot line not meeting the definitions of a “front” or “rear” lot line.
- V. Maintain. Means to cause or allow to continue in existence. When the context indicates, the word means “to preserve and care for a structure, improvement, condition or area to such an extent that it remains attractive, safe and presentable and carries out the purpose for which it was installed, constructed or required.”
- W. Pets. Means animals, fowl, insects, or fish which are normally and reasonably kept as household pets, not including any animals that are prohibited by city

code, considered wild or vicious, or other creatures which, if not contained, would be considered dangerous to the public health or safety.

- X. Planning Commission. Means the planning commission of the City of Central Point, Oregon.
- Y. Principal Use. Means the primary or dominant use of a lot or structure.
- Z. Redevelopment. Means development that involves the alteration, replacement, or expansion of existing structures or uses.
- AA. Setback. Means the minimum required horizontal distance between a structure and a lot line, measured perpendicular to the lot line, which establishes a required yard as specified by this title.
- BB. Structure. Means anything constructed or erected that requires a fixed location on the ground or is attached to something having a fixed location on the ground, including but not limited to buildings, swimming pools, fences, and sheds.
- CC. Temporary Use. Means a use or activity permitted for a limited duration as specified by this title.
- DD. Use. Means the purpose for which land, a building, or a structure is designed, arranged, intended, occupied, or maintained.
- EE. Yard. Means an open space on a lot created by a required setback and extending inward from a lot line, which is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this title.

17.08.030 Use Definitions

Use definitions in this section are organized by functional category. Residential uses are defined separately from employment uses. Employment uses include commercial, industrial, civic, and institutional uses as described in subsections (B) through (D).

- A. Residential Use Definitions. The following definitions apply to residential land uses and housing types referenced in Title 17. Residential use definitions describe the form and function of housing types and do not establish where a use is permitted or the standards applicable to the use.
 - 1. Accessory Dwelling Unit (R-ADU). Means a self-contained residential dwelling unit that is secondary and accessory to a primary dwelling unit on

the same lot, providing complete independent living facilities for one or more persons. An accessory dwelling unit is a residential use and is subject to the applicable standards in CPMC 17.77.

2. Apartment (R-APT). Means a residential building containing five or more dwelling units located on a single lot and held under common ownership or condominium ownership.
3. Assisted Living (R-ALF). Means a *state-licensed program* offered at senior residential facilities with services that include meals, laundry, housekeeping, medication reminders, and assistance with ADLs/IADLs.
4. Boarding and Rooming House (R-BRD). Means a dwelling or part thereof, other than a hotel or motel where lodging with or without meals is provided, for compensation, for three or more persons.
5. Care Facility. This includes two types of child care services and one type for adults:
 - a. Family Child Care Home (R-FCCH). As defined by Oregon state statute, a child care facility in a dwelling that is caring for not more than sixteen children and is certified under ORS [329A.280](#)(2) (When certification required) or is registered under ORS [329A.330](#) (Registration requirements).
 - b. Child Care Center (R-CCC). As defined by Oregon state statute, a child care facility, other than a family child care home, that is certified under ORS [329A.280](#)(3) (When certification required).
 - c. Adult Day Care (R-ADC). A community-based group program designed to meet the needs of functionally or cognitively impaired adults through an individual plan of care. It is a structured, comprehensive program that provides a variety of health, social, and related support services in a protective setting during part of a day but for less than twenty-four hours. These facilities have an enrollment of ten or more individuals.
6. Congregate (senior) Housing (R-CGH). Means a multifamily living arrangement with common dining facilities designed for healthy older adults; residents live in their own unit housekeeping maintenance/provided; health services scheduled independently. Congregate senior housing is considered a form of independent living for

purposes of use classification and regulation.

7. Convalescent Home (R-CNV). Means a group quarters type facility for short- or long-term individual care, medical treatment, rehabilitation, or recuperation from disability or illness. A convalescent home may include facilities commonly referred to as skilled nursing or rehabilitation; where licensed as a nursing facility, it shall be classified as a nursing facility.
8. Cottage Cluster Housing – Common Lot (R-CCMF). Means a group of small, detached dwelling units located on a single lot or parcel, oriented around shared common open space, and held in common or condominium ownership.
9. Cottage Cluster Housing – Fee Simple (R-CCFS). Means a group of small, detached dwelling units arranged in a clustered development pattern, where each dwelling unit is located on its own individual fee-simple lot and oriented around shared common open space.
10. Duplex (R-MFDX). Means two dwelling units on a lot or parcel in any configuration. Possible duplex configurations are illustrated below.

Figure 3. Duplex Attached by Garage Wall

Figure 1. Stacked Duplex

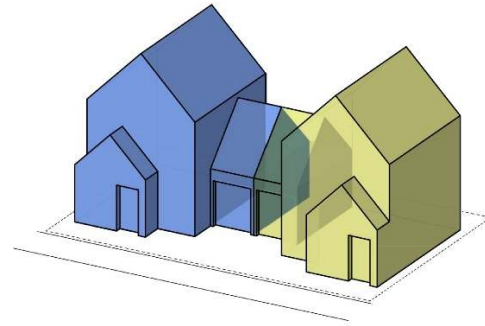
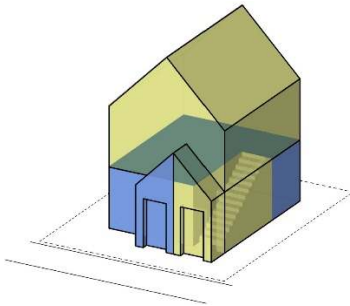


Figure 4. Duplex Attached by Breezeway

Figure 2. Side-by-Side Duplex

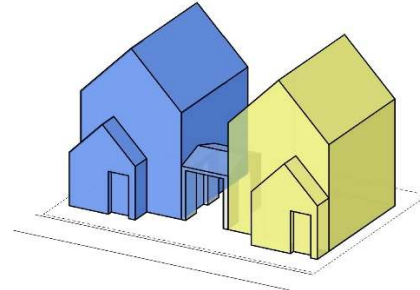
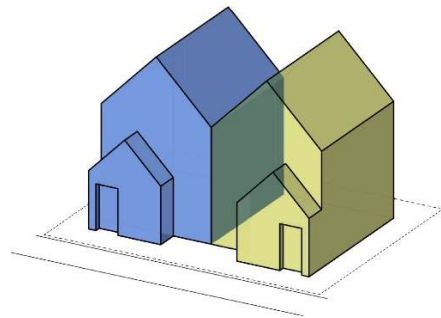


Figure 5.. Detached Side-by-Side Duplex

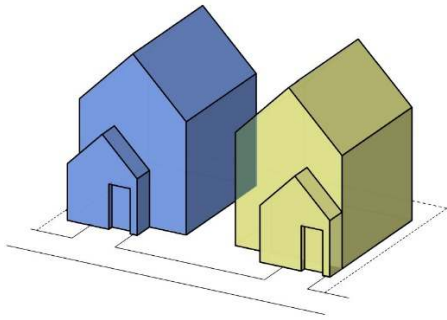
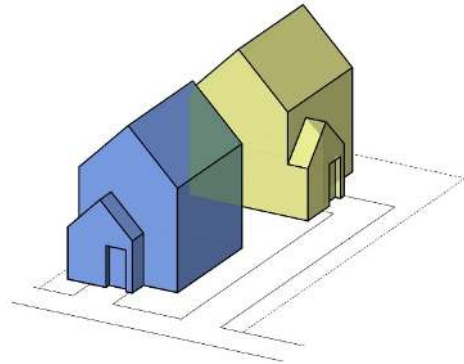


Figure 6. Detached Front and Back Duplex



11. Fourplex (R-MF4X). Means a residential building containing four dwelling units located on a single lot or parcel
12. Independent Living(R-ILF). Means a multi-unit senior housing development designed for older adults who are able to live independently and do not require routine personal or medical care. Independent living facilities may include congregate housing arrangements, shared dining, common facilities, and optional supportive services, provided no routine personal or medical care is offered.
13. Manufactured Dwelling (R-MHD). Means a residential dwelling constructed in accordance with federal manufactured housing construction and safety standards and placed on a permanent foundation on an individual lot or parcel.
14. Manufactured Dwelling Park (R-MDP). Means a parcel of land under single ownership that is planned and improved for the placement of two or more manufactured dwellings for residential occupancy, where individual dwelling spaces are rented or leased.
15. Manufactured Dwelling Subdivision (R-MDS). Means a residential subdivision consisting exclusively or primarily of manufactured dwellings, where each dwelling unit is located on its own individual lot.
16. Nursing Facility(R-NF). Means a facility licensed by the state that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic and/or long-term illnesses. The availability of regular medical supervision and rehabilitation therapy is required. This alternative may be referred to as a nursing or convalescent

home.

17. Personal Care Facility (R-PCF). Means a state-licensed residential facility that provides room and board and personal care services (non-medical) to residents who require assistance with activities of daily living (ADLs) or instrumental activities of daily living (IADLs), but who do not require routine medical or nursing care. Personal care facilities may include memory care services for residents with cognitive impairments.

18. Residential Facility (R-RFAC). Means a residential care, residential training, or residential treatment facility licensed or registered by the state (Mental Health and Developmental Services Division), as defined in ORS 443.400, in which supervision, protection, assistance with activities of daily living, management of money, transportation, recreation, and the provision of room and board, or a combination thereof, are provided for six or more physically disabled or socially dependent individuals in one or more buildings on contiguous properties.

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

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

20. Senior Housing (R-SEN). Means housing designed and constructed to accommodate the needs of seniors and includes: independent living facility, personal care facility, and assisted living facility. Senior housing does not include nursing facilities.

21. Single-Unit Attached Dwelling (R-SUAD). Means a dwelling unit attached along common side lot lines with adjoining units. They are classified as single-family residences because each unit is located on a separate lot, and they do not share common floors or ceilings with other dwelling units.

22. Single-Unit Detached Dwelling (R-SUDD). Means a dwelling unit that is structurally independent from other dwelling units and located on its own individual lot or parcel. *(This housing type was previously referred to as a “single-family detached dwelling.”)*
 23. Triplex (R-MFTX). Means a residential building containing three dwelling units located on a single lot or parcel.
 24. Zero Lot Line Dwelling (R-ZLL). Means a single-unit detached dwelling located on an individual lot where one side yard setback is reduced to zero feet, resulting in the placement of the dwelling along a side property line, in accordance with the applicable zoning district standards. A zero lot line detached dwelling is distinguished from a standard single-unit detached dwelling by its reduced side setback and compact lot configuration. Examples include Charleston row houses and courtyard cluster residences.
- B. Commercial Use Definitions. The following definitions describe commercial land uses that are classified as employment uses for purposes of implementing the Central Point Comprehensive Plan and this title. Commercial uses primarily involve the provision of goods or services and contribute to the City’s employment base, economic vitality, and activity centers. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.
1. Commercial Use. Means a use primarily engaged in the sale, lease, or provision of goods or services to the public, including retail, personal services and professional services.
 2. Employment Commercial Use. Means a commercial use that primarily provides employment opportunities and services rather than goods, and that is generally compatible with pedestrian-oriented development, transit use, and mixed use environments.
 3. General Commercial Use. Means a commercial use characterized by a broad range of retail, service, and commercial activities, which may include auto-oriented uses or larger-scale establishments and light fabrication.
 4. Personal Service Use. Means a commercial use providing services to individuals, including but not limited to grooming, fitness, instruction, and repair of personal items.

5. Professional Office. Means a commercial use providing professional, administrative, medical, or technical services conducted primarily within an enclosed building.
 6. Restaurant or Eating and Drinking Establishment. Means a commercial use where food or beverages are prepared and sold for on-site or off-site consumption, including restaurants, cafes, coffee shops and similar establishments.
 7. Retail Sales and Service. Means a commercial use involving the sale, lease, or rental of goods, or the provision of services directly to the public.
- C. Industrial Use Definitions. The following definitions describe industrial land uses that are classified as employment uses for purposes of implementing the Central Point Comprehensive Plan and this title. Industrial uses typically involve manufacturing, processing, storage, distribution, or industrial services and support the City's employment lands, economic development objectives, and regional job base. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.
1. Heavy Industrial Use. Means an industrial use involving large-scale operations or activities that may generate higher-intensity impacts, including noise, vibration, odor, glare, or truck traffic.
 2. Industrial Service Use. Means a business providing services related to construction, equipment, repair, vehicle servicing, contracting, or similar activities that support industrial or commercial operations.
 3. Light Industrial Use. Means an industrial use conducted primarily within enclosed buildings and producing minimal off-site impacts.
 4. Manufacturing. Means the production, assembly, fabrication, or processing of goods, materials, or products, whether for wholesale or distribution.
 5. Warehouse and Distribution Use. Means a use primarily engaged in the storage, handling, and distribution of goods, including warehousing and fulfillment operations.
- D. Civic Use Definitions. The following definitions describe civic and institutional land uses that are classified as employment uses for purposes of land use planning and zoning administration. These uses provide essential public, educational, cultural, and community services and contribute to employment

opportunities and the overall functioning of the City. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.

1. Civic. Means a public or quasi-public use providing governmental, educational, cultural, or community services.
2. Institutional Use. Means a use providing educational, religious, health, or social services, whether publicly or privately operated.
3. Public Facility. Means a use operated by or on behalf of a public agency to provide public services or infrastructure, including utilities, public safety facilities, and transportation facilities.

E. Mixed-Use and Employment-Support Definitions.

1. Employment Support Service. Means a use that primarily serves employees of nearby employment uses, including but not limited to child care facilities, cafeterias, fitness facilities, or similar amenities, and that is accessory to or integrated with an employment area.
2. Live-Work Unit. Means a dwelling unit that includes an integrated nonresidential workspace designed and intended for use by the occupant of the dwelling.
3. Mixed Use Development. Means a development that integrates two or more different land uses, such as residential and employment uses, within a single building or on a single site in a coordinated and unified manner. Mixed-use development may be arranged vertically, horizontally, or in a combination of both, and is subject to the applicable use permissions and development standards for each included use. The term “mixed-use development” describes a development pattern and does not constitute a separate land use. Each use within a mixed-use development shall be permitted and regulated in accordance with the applicable zoning district and use standards.
4. Shared Parking Facility. Means a parking facility or arrangement that is designed or managed to serve two or more uses with different or complementary peak parking demand periods. A shared parking facility is intended to serve the off-street parking needs of two or more uses, increase land use efficiency, support state climate goals, and align with Central Point’s small-town character, consistent with the applicable

provisions of this title. The use of shared parking does not establish minimum parking requirements.

F. Parks, Open Space and Recreation Use Definitions. The following definitions describe parks, open space, and recreation-related land uses. These uses are intended to provide recreational opportunities, preserve natural and scenic resources, and support community health and well-being. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.

1. Active Recreation. Means recreational activities that typically involve organized sports, group activities, or facilities designed for physical activity, including courts, fields, playgrounds, and similar uses.
2. Community Garden. Means an area of land used for the cultivation of plants, flowers, fruits, or vegetables by multiple individuals or households, typically for personal use rather than commercial sale.
3. Greenway. Means a linear open space corridor that preserves natural features, provides recreational opportunities, and may accommodate trails or other non-motorized facilities, often associated with rivers, streams, or other natural systems.
4. Natural Area. Means land maintained in a natural or near-natural condition to protect ecological, habitat, or environmental resources, which may allow limited passive recreation where compatible.
5. Open Space. Means land or water areas that are maintained in a largely undeveloped or natural condition for the purpose of preserving natural resources, scenic qualities, ecological functions, or providing passive recreation opportunities.
6. Park. Means an area of land or water that is designed, dedicated, or reserved for recreational use, public enjoyment, or community benefit, and may include active or passive recreation facilities.
7. Passive Recreation. Means recreational activities that generally do not require intensive facilities and are compatible with natural or scenic environments, including walking, picnicking, nature observation, and similar uses.
8. Private Park or Recreation Area. Means a park or recreation area that is privately owned or operated and intended for use by residents of a development, members of an organization, or a defined user group.

9. Public Park. Means a park owned, leased, or operated by a public agency for public recreational use.
10. Recreation Facility. Means a structure or site designed and used for recreational activities, including indoor or outdoor facilities for sports, fitness, leisure, or cultural activities.
11. Recreation Program or Event. Means a temporary or seasonal recreational activity, class, or event conducted within a park, open space, or recreation facility.
12. Trail. Means a linear path designed for non-motorized travel, including walking, hiking, bicycling, or similar recreational or transportation uses.

G. Accessory, Temporary, and Special Use Definitions. The following definitions describe accessory, temporary, and special uses that may be allowed in conjunction with a principal use, subject to the applicable zoning district regulations, development standards, and approval procedures. The inclusion of a definition in this subsection does not imply that the use is permitted in all zoning districts.

1. Accessory Parking Facility. Off-street parking spaces or facilities that are accessory to and intended to serve a principal use, whether located on the same site or on a separate parcel under common ownership or control, subject to approval where required.
2. Accessory Structure. Means a structure that is incidental, subordinate, and customarily associated with a principal use or structure, and located on the same lot or parcel as the principal use.
3. Antenna. Means a device, dish or array used to transmit or receive signals for telecommunication purposes. An antenna is typically mounted on a supporting tower, pole, mast or building.
4. Commercial Parking Lot. A lot or structure where vehicle parking is the primary use, and parking spaces are leased or rented to the general public or specific users, independent of an on-site principal use.
5. Communication Facility Tower (Wireless). Means a structure, tower, pole or mast solely dedicated to support one or more wireless communications antenna systems. For the purpose of this section, such a support structure

will be referred to generically as a “tower.” Tower types include:

- a. Guyed tower. Means a tower that is supported by use of cables (guy wires) that are permanently anchored to the ground.
 - b. Lattice tower. means a tower characterized by an open framework of lateral cross-members that stabilize the structure.
 - c. Monopole. Means a single, upright pole, engineered to be self-supporting and requiring no guy wires or lateral cross-members.
- 6. Fence. Means a structure serving as an enclosure, barrier, or boundary, including freestanding walls, hedges and screen plantings.
 - 7. Fence, Sight-Obscuring. Means a fence constructed in such a manner or of such materials as to obstruct vision.
 - 8. Garage. Means an enclosed structure designed or used for the parking or storage of motor vehicles, which may be attached to or detached from a principal structure.
 - 9. Greenhouse. Means a structure designed primarily for the cultivation or protection of plants using natural or artificial light and controlled environmental conditions.
 - 10. Guesthouse. Means a detached accessory structure containing sleeping and bathroom facilities intended for temporary occupancy by guests of the occupants of the principal dwelling. A guesthouse shall not include cooking facilities and shall not be used as a separate dwelling unit.
 - 11. Hedge. Means a series of plants, shrubs, or other landscape material, so placed as to act as a buffer or to form a physical barrier or enclosure.
 - 12. Home Occupation. Means a business, profession, or occupation conducted within a dwelling unit or accessory structure by an occupant of the dwelling, which is clearly incidental and secondary to the residential use of the property.
 - 13. Junkyard. Means a place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or otherwise handled, including auto wrecking yards, house wrecking yards, used lumber yards and places or yards for the storage of salvaged materials,

not including such places where these types of uses are conducted entirely within a completely enclosed building.

14. **Kennel.** Means any premises where five or more dogs, cats, or other small animals or any combination thereof are kept commercially or permitted to remain for board, propagation, training or sale, not including veterinary clinics and animal hospitals.
15. **Outdoor Storage.** Means the storage of materials, equipment, or goods outside of an enclosed structure.
16. **Public Parking Facility.** A publicly owned parking lot or parking structure intended to serve the general public or a defined district, and not accessory to a single principal use or development.
17. **Recreational Vehicle.** Means a motor home, travel trailer, tent trailer, or other vehicle, with or without motive power, which is designed for human habitation for recreational purposes and which may be legally moved on public roads and highways. Such vehicles generally do not contain complete kitchen, bath, sanitation, electrical or heating facilities and, therefore, are not considered to be permanent dwelling units.
18. **Seasonal Use.** Means a use or activity that occurs only during a particular season or portion of the year and is not intended to operate year-round.
19. **Shed.** Means a detached accessory structure used for storage of tools, equipment, or household items and not intended for human habitation.
20. **Special Event.** Means a short-term activity or gathering, including festivals, fairs, markets, or similar events, conducted for a limited duration and not intended to establish a permanent use of the site.
21. **Temporary Structure.** Means a structure erected for a limited period of time and not intended to remain permanently, including tents, canopies, or similar structures.
22. **Temporary Use.** Means a use or activity permitted for a limited duration, as specified by this title, and not intended to establish a permanent use of land or structures.
23. **Workshop, Personal.** Means an accessory structure or space used for noncommercial personal activities such as hobbies, crafts, or repair work, incidental to a principal use.

17.08.040 Overlay-Specific and Special Use Definitions

The following terms are defined in program-specific chapters of this title and apply only to the administration of the referenced overlay, regulatory program, or special use. These definitions are not duplicated in this chapter. Where a term is defined both in this chapter and in a referenced chapter, the definition in the referenced chapter shall govern for purposes of that chapter.

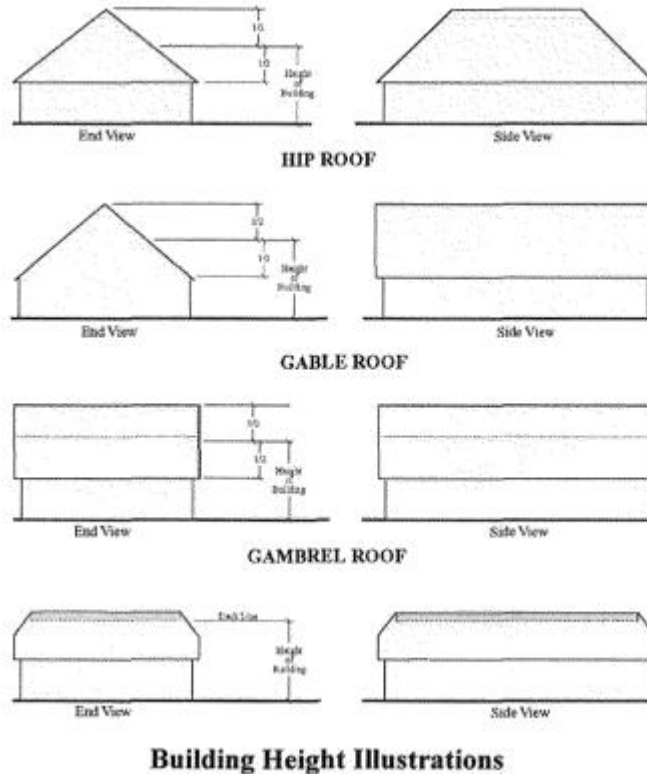
- A. Environmental Overlay Definitions. The Environmental Overlay applies additional standards to specific environmental resources, each of which is defined and regulated in separate chapters of this code.
 - 1. Floodplain. See CPMC 8.24.050.
 - 2. Riparian Corridors. See CPMC 17.66.xxx.
 - 3. Wetlands. See CPMC 17.66.xxx.
- B. Historic Preservation Overlay Definitions. See CPMC 17.70.070.
- C. Airport Overlay Definitions. See CPMC 17.67.
- D. Agricultural Mitigation. See CPMC 17.71.200.
- E. Real Property Compensation. See CPMC 17.98.020.

17.08.050 Measurement, Design, and Technical Definitions.

The following definitions establish uniform terms related to measurement methods, site and building design concepts, and technical characteristics used throughout Title 17. These definitions apply wherever such terms are used unless expressly stated otherwise.

- A. Measurement Definitions. Measurement definitions describe how dimensional, spatial, or quantitative characteristics of land, structures, or development are calculated or determined.
 - 1. Average Finished Grade. Means the average elevation of the finished ground surface adjoining a structure, calculated by averaging the highest and lowest elevations around the perimeter of the structure.
 - 2. Basement. Means a space partially or wholly underground having more than one-half of its height below average finished grade.

3. **Building Height.** Means the vertical distance from the average contact ground level at the front wall of the building to the highest point of the roof surface for flat roofs, to the deck line for mansard roofs, and to the average height between eaves and ridge for gable, hip, and gambrel roofs (see Building Height Illustrations).



4. **Density.** Means the number of dwelling units per unit of land area, expressed as dwelling units per acre, calculated as gross density or net density as specified by the applicable zoning standards.
5. **Floor Area.** Means the sum of the horizontal areas of all floors of a building measured from the exterior faces of exterior walls, including enclosed spaces intended for occupancy or use. Floor area includes habitable space, corridors, stairways, elevators, and interior mechanical rooms, but excludes areas expressly exempted by this title.

For purposes of calculation, floor area is measured on a floor-by-floor basis and includes only areas within the building envelope that are fully enclosed by walls and a roof.

6. **Floor Area Ratio (FAR).** Means the ratio of the total floor area of all buildings on a lot to the total area of the lot.

For purposes of calculation, floor area ratio is determined by dividing the total floor area by the total lot area. Floor area ratio may be expressed as a decimal or percentage and is used to regulate the intensity of development rather than the number of dwelling units.

7. Gross Density. Means the number of dwelling units per gross acre of land, calculated by dividing the total number of dwelling units by the total land area of a site, including rights-of-way, environmental lands, and other constrained areas unless expressly excluded.
 8. Lot Coverage. The percentage of the lot area, exclusive of rights-of-way, that is covered by structures or buildings, including accessory buildings.
 9. Lot Depth. Means the horizontal distance between the front and rear property lines of a lot measured along a line midway between the side property lines.
 10. Lot Width. Means the perpendicular bisect of the lot depth measurement.
 11. Net Density. Means the number of dwelling units per net acre of land, calculated by dividing the total number of dwelling units by the land area remaining after deducting rights-of-way, environmental lands, and other areas excluded by the applicable zoning standards.
 12. Setback Measurement. Means the horizontal distance measured perpendicular from a lot line to the nearest point of a structure or building, as required by the applicable zoning standards.
 13. Sign Area. Means the total surface area of assign face as calculated in accordance with the sign measurement provisions of this title.
- B. Design Definitions. Design definitions describe physical form, arrangement, and visual characteristics of buildings, sites, and development patterns.
1. Active Ground Floor. Means the portion of a building at street level that contains uses, entrances, windows, or other design features intended to promote pedestrian activity and visual interest along a public street or pedestrian accessways.
 2. Block. Means the area surrounded by streets, or a combination of streets, existing development, accessways, and/or impenetrable natural features. The block is the core element of the city's small town urban design

strategy, and is the foundation of the city's pedestrian friendly development goals. Depending on the underlying zoning, blocks may be subdivided into any number of smaller lots or parcels, or other forms of tenure. The minimum and maximum requirements for block size are set forth in Section [17.75.031](#), 17.65.____ (TOD Overlay), and 17.69.____ (CFA Overlay).

3. Building Orientation. Means the placement and alignment of a building on a site in relation to streets, accessways, and surrounding development.
4. Building Roof-Mounted Antenna. Means any wireless communication facility (WCF) antennas for cellular, personal telecommunications services (PCS) and similar radio services installed on a building roof (See Section 17.60.040).
5. Building Wall-Mounted Antenna. Means any wireless communication facility (WCF) antennas for cellular, personal telecommunications services (PCS) and similar radio services mounted to the roof edge or sidewall elevation of a building or structure (see Section [17.60.040](#)).
6. Façade. Means the exterior face of a building that is visible from a public street, pedestrian area or open space.
7. Glazing. The panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.
8. Modulation. Means the use of changes in building plane, height, depth or articulation to reduce perceived building mass and create visual interest.
9. Pedestrian -Oriented Design. Means site and building design features intended to enhance comfort, safety, accessibility, and visual interest for pedestrians.
10. Pedestrian Scale. Means the dimensions of external urban space that include pedestrian connectivity and building design considerations such as mass, height, transparency, access, and facade articulation, that are in proportion to the average human as measured at the pedestrian/street level.
11. Principal Entrance. Means the place of ingress and egress most frequently used by the public.

12. Publicly Visible. Means a site, building, structure, object, or any part thereof, that is visible from a public street or other area to which the public has legal access, from a vantage point of three feet to six feet off the ground.
13. Small Town Environment. The citizens of Central Point recognize and support the continued growth of the community; provided, that such growth maintains and enhances the city's small town character as represented by the development of a pedestrian scale city. The term "small town environment" refers to the physical and social advantages of a community that is designed to be walkable, safe, and buildings designed with the pedestrians in mind (human scale).
14. Transparency. Means the percentage of a building façade that consists of clear windows or doors allowing views into interior spaces.
15. Wall Face, Building. Means a building wall, not defined as a building facade, that is publicly visible and not designed to abut future buildings.
16. Wall Face, Façade. Means any side of a building facing a street, pedestrian accessway, or public space that serves as the principal entrance to the building.
17. Wall Face, Other. A building wall not defined as a building wall face or facade wall face.

C. Technical Definitions. Technical definitions describe construction types, infrastructure elements, operational characteristics, or specialized regulatory concepts.

1. At or Near a Major Transit Stop. Means the following:
 - a. "At" means a parcel or ownership that is adjacent to or includes a major transit stop generally including portions of such parcels or ownerships that are within two hundred feet of a transit stop.
 - b. "Near" means a parcel or ownership that is within three hundred feet of a major transit stop.
2. Impervious Surface. Means any surface that prevents or significantly impedes the infiltration of water into the ground, including buildings, pavement, and other hard surfaces.

3. Low Impact Development (LID). Means stormwater management practices that use natural processes to infiltrate, evapotranspire, or reuse stormwater runoff to the extent practicable. Examples include but are not limited to bioswales, rain gardens, stormwater planters. Refer to the Rogue Valley Stormwater Quality Design Manual (RVSQDM) for acceptable stormwater treatment methods.
4. Major Transit Stop. Means existing and planned transit stations, including light rail stations and other transit transfer stations, except for temporary facilities; other planned stops designated as major transit stops in a transportation system plan and existing stops that:
 - a. Have or are planned for an above average frequency of scheduled fixed-route service when compared to region-wide service; or
 - b. Are located in a transit-oriented development or within one-quarter mile of an area planned for:
 - i. Medium or high-density residential development; or
 - ii. Intensive commercial or institutional uses within one-quarter mile of land uses in subsection (2)(a) of this definition; or
 - iii. Uses likely to generate a relatively high level of transit ridership.
5. Nonconforming Development. Means a development or structure that lawfully existed prior to the adoption or amendment of this title but no longer complies with current zoning standards.
6. Nonconforming Lot. Means a legally created lot that does not meet current minimum lot size, width, or dimensional standards of the applicable zoning district.
7. Nonconforming Use. Means a use of land or structures that lawfully existed prior to the adoption or amendment of this title but is no longer permitted in the zoning district in which it is located.
8. Padlot. Means a form of land division in which a standard-sized parent lot is divided into two or more smaller-than-standard-sized padlots, together with any required common area, as defined and regulated by this title.

9. Padlot Development. Means the subdivision of a standard-sized parent lot into smaller than standard sized padlots, together with a common area, if designed to include a common area, as defined and regulated in this title.
10. Parking Lot Driveway. Means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but shall not include a parking aisle.
11. Parking Mandates. Means requirements to include a minimum number of off-street parking spaces with development or redevelopment, or a fee, in-lieu of providing parking for any use.
12. Parking Maximums. Means limits on the number of off-street parking spaces that can be included in a development.
13. Parking Space. Means on-street and off-street parking spaces designated for automobile parking.
14. Pedestrian Accessway. Means a walkway that provides pedestrian and/or bicycle passage either between streets or from a street to a building or other destination such as a school, park, or transit stop.
15. Priority Transit Corridor. Means a corridor that has a high existing or planned level of transit service relative to other transit service in the community, including service frequency and span of service. The corridor may be described as a series of stations when served by high capacity transit services with widely spaced stations.
16. Private Retail Street. Means a street, either public or private, with or without on-street parking, that is the primary frontage for commercial lots.
17. Public Improvement. Means infrastructure or facilities constructed for public use or benefit, including streets, utilities, drainage facilities, and similar improvements.
18. Right-of-Way. Means land dedicated or reserved for public travel or utility purposes, including streets, alleys, sidewalks, and similar corridors.
19. Street. Means the entire area within the right-of-way lines of every public or private way used for vehicular, bicycle, and pedestrian traffic and includes the terms road, highway, lane, place, avenue, alley, and other similar designation.

20. Utilities. Means systems and facilities for the provision of public or private services, including water, sewer, electricity, gas, telecommunications, and stormwater management.

D. Application and Plan Type Definitions. The following definitions describe application types, plans, technical studies, and written materials used to evaluate land use and development proposals under this title. These terms establish the nature and scope of required submittals and support findings and decisions, but do not themselves authorize development or establish approval criteria unless expressly stated elsewhere in this title.

1. Architectural Drawings (Building Elevations Plan). Means a set of scaled drawings with details depicting the exterior appearance of a proposed building or structure, including building height, massing, roof form, materials, colors, window and door placement, and architectural features. Architectural drawings are used to evaluate compliance with design standards, compatibility, and visual impacts and may include elevations, sections, and renderings.
2. Landscape Plan. Means a scaled drawing and supporting materials illustrating proposed landscaping for a site, including existing vegetation to be retained or removed; proposed trees, shrubs, groundcover, and lawn areas; irrigation systems; screening and buffering elements; and landscape maintenance responsibilities.
3. Master Plan. Means a long-term written and illustrated plan submitted as an independent land use application that establishes a binding regulatory framework for the coordinated design, circulation, phasing, and development of a site or area. Once approved, a master plan governs and constrains subsequent land use approvals and permit decisions, including site design review, architectural review, and building permits. Approval of a master plan does not itself authorize development to commence.
4. Mobility Plan. Means a plan prepared in accordance with CPMC 17.72 that evaluates transportation access, circulation, and connectivity for a development or area, including pedestrian, bicycle, transit, vehicular access, and parking considerations. A mobility plan may be required to demonstrate consistency with adopted transportation policies and standards.
5. Narrative Statement/Findings of Fact and Conclusions of Law. Means a written statement submitted by an applicant or prepared by the city that explains how a proposal complies with applicable approval criteria and

regulations. Findings of fact identify relevant facts in the record, and conclusions of law apply those facts to the approval standards to support a land use decision.

6. Phasing Plan. Means a plan that identifies the timing, sequencing, and extent of development phases for a project constructed over time. A phasing plan may address infrastructure installation, access, utilities, open space, and interim conditions to ensure coordinated and functional development at each phase.
7. Planned Unit Development (PUD). A development of land under unified ownership or control that is planned and developed as a single coordinated project, which may allow flexibility in lot size, setbacks, building placement, density, or use type in exchange for enhanced design quality, open space, or other public benefits.
8. Site Plan. Means a scaled drawing and accompanying materials depicting the arrangement of existing and proposed improvements on a site, including buildings, parking areas, driveways, pedestrian facilities, utilities, drainage features, landscaping, lighting, and adjacent properties. A site plan is used to evaluate compliance with zoning, development, and design standards.
9. Stormwater Management Plan. Means a plan prepared in accordance with the City's adopted stormwater standards that demonstrates how a proposed development or redevelopment will manage stormwater runoff to protect water quality, control runoff rates and volumes, and comply with applicable post-construction stormwater requirements of the City's municipal separate storm sewer system (MS4) permit.

A stormwater management plan typically addresses site drainage patterns, stormwater facilities, required low impact development techniques, operation and maintenance provisions, and compliance with adopted stormwater manuals. A stormwater management plan is distinct from a construction-phase stormwater pollution prevention plan (SWPPP) addressed in CPMC 8.05.

10. Traffic Impact Analysis (TIA). Means A technical study prepared by a qualified professional that evaluates the potential transportation impacts of a proposed development or change of use on the surrounding transportation system. A traffic impact analysis typically addresses trip generation, site access, internal circulation, safety, and mitigation measures necessary to ensure compliance with adopted transportation

standards (see CPMC 17.05.900).

11. Utility Plan. Means a plan showing the location, capacity, and connection of public or private utilities serving a development, including water, sanitary sewer, stormwater, electricity, natural gas, and communications infrastructure.

CPMC 17.08.060 Sign Definitions

The following definitions apply to all signs regulated under this title. The inclusion of a sign type, sign characteristic, or illumination method does not imply that such a sign is permitted in any zoning district.

A. General Sign Terms.

1. Building Face. The single wall surface of a building facing a given direction.
2. **Off-Premises Sign. A sign that directs attention to a business, product, service, or activity not located on the same site as the sign.**
3. On-Premises Sign. A sign that directs attention to a business, product, service, or activity located on the same site as the sign.
4. Sign Face. Surface of a sign containing the message. The sign face shall be measured as set forth in the definition for sign area in Item E(1) below.

B. Sign Types.

1. **Billboard Sign. A freestanding off-premises sign that directs attention to a business, product, service, or activity not located on the site where the sign is installed and that is not associated with a principal building or use on the same property.**
2. Directional Sign. A permanent sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which the public is directed.
3. **Digital Sign. A sign that uses electronic, LED, LCD, or similar digital display technology to present changeable text, images, symbols, or graphics. Digital signs include, but are not limited to, message signs, reader boards, dot matrix signs, and electronic message centers.**

4. Freestanding Sign. A sign supported by any structure primarily for the display and support of the sign.
5. Message Sign. A sign with a maximum area of eight square feet that uses electronic or digital display technology to present changeable text, symbols, or graphics. Message signs are a type of digital sign.
6. Projecting Sign. A sign that is mounted perpendicular to the face of a building or that hangs from a canopy or awning.
7. Reader Board. A type of digital sign or message sign that displays changeable text or symbol using electronic or mechanical means.
8. Roof Sign. A sign of any portion of which is displayed above the highest point on the roof.
9. Scoreboard. A large internally illuminated sign located within a sports stadium or in conjunction with a sporting event field on which the score of the sporting event is shown and intended for viewing primarily by persons participating in such sporting events and/or spectators of such sporting events.
10. Wall Sign. Any sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the wall.

C. Temporary Sign Types.

1. A-Board Sign. A double-face temporary rigid sign which is self-supporting. **Also commonly referred to as an A-Frame sign or Sandwich Board Sign.**
2. Ballon. See definition under Temporary Sign.
3. Banner. See definition under Temporary Sign.
4. Lawn Sign. A temporary freestanding sign typically installed at ground level and used for short-term communication.
5. Real Estate Sign. A temporary on-premises sign associated with the marketing, sale, lease, or rental of real property or building space.

6. **Temporary Rigid Sign.** A temporary sign, other than a lawn sign, made of rigid materials such as wood, plywood, or plastic. This includes A-board signs.
7. **Temporary Sign.** A sign not permanently affixed to a structure on a property. These signs primarily include, but are not limited to, canvas, cloth, or paper banners or posters hung on a building wall or on a permanent pole such as on a free-standing sign support.

D. Illumination Methods.

1. **External Illumination.** Sign illumination in which the light source is located outside the sign structure and directed onto the sign face, including spotlights, floodlights, and gooseneck or barn-style lighting.
2. **Internal Illumination.** Sign illumination in which the light source is contained within the sign structure, cabinet, or letterform and the light is emitted through a translucent surface or reflected onto a mounting surface. Internal illumination includes, but is not limited to, face-lit channel letters, halo-lit or reverse-lit letters, lightbox or cabinet signs, and internally illuminated LED signs.
3. **Neon Illumination.** Illumination created by glass tubes filled with gas that emit light when electrically charged, producing a continuous linear glow.

E. Display Characteristics.

1. **Changeable Copy.** A sign display that is designed to allow its message to be changed, either manually or electronically.
2. **Flashing.** A display characteristic in which a sign's illumination or message turns on and off or varies in intensity at intervals, creating a blinking or pulsating effect. Flashing is a display characteristic and not a sign type or illumination method.
3. **Static Display.** A sign display that does not change, move, flash, or vary in intensity.
4. **Digital Display.** A sign display that uses electronic, LED, LCD, or similar digital technology to present text, images, symbols, or graphics that may change electronically.

5. **Electronic Message Center (EMC).** A type of digital display that presents text or graphics that may change periodically through electronic programming.

F. Measurement and Location Terms.

1. **Area of Sign.** The area of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. If the sign is enclosed in a frame or cabinet, the area is based on the inner dimensions of the frame or cabinet surrounding the sign face. When a sign is on a base material and attached without a frame, such as a wood board, the dimensions of the base material are to be used. The area of a sign having no such perimeter, border, or base material shall be computed by enclosing the entire area within the parallelogram or a triangle of the smallest size sufficient to cover the entire message of the sign and computing the area of the parallelogram or a triangle. For the purpose of computing the number of signs, all writing included within such sign structure, which shall be counted as one sign per structure.
2. **Business Frontage.** The linear length of a building façade, or portion of a building façade, that is occupied by and directly accessible to an individual business or tenant and that faces a public street, pedestrian plaza, or primary customer access area. Business frontage is measured along the exterior wall of the building and is used to determine allowable signage area where signage is proportional to frontage.
3. **Height of Sign.** Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used. In the absence of street pavement, the ground level shall be used to measure the height.

CPMC 17.20

Residential Districts

17.20.010	Purpose
17.20.012	Applicability
17.20.015	Conflict with Other Regulations
17.20.020	Residential Land Use
17.20.030	Residential Use Standards
17.20.040	Residential Development Standards

17.20.010 Purpose

The purpose of the residential districts is to implement the Housing Element and Land Use Element of the Central Point Comprehensive Plan by providing a range of housing types in appropriate locations while maintaining the City's small-town character, protecting the livability of residential neighborhoods, and supporting orderly and efficient growth.

The residential districts are intended to:

- A. Provide predictable and compatible development patterns that support quiet neighborhoods, human-scaled design, and long-term neighborhood stability;
- B. Accommodate a variety of housing types, including middle housing, to support housing choice and housing production in a manner consistent with applicable state statutes and rules and responsive to the City's housing needs;¹
- C. Establish clear and objective land use and development standards that promote transparency, consistency, and timely permit review;
- D. Support the efficient use of land, public facilities, and infrastructure in a manner that facilitates housing production, including housing affordable to a range of income levels, and contributes to meeting local and regional housing and density objectives; and
- E. Ensure that residential development contributes to the creation of places that are enduring, well-connected, and valued over time.

17.20.012 Applicability

The provisions of this chapter apply to all development, redevelopment, and changes of use within the residential zoning districts of the City of Central Point, including R-L, R-1-10, R-1-8, R-1-6, R-2, and R-3.

Residential development subject to this chapter shall comply with the applicable land use and development standards in this chapter and all other applicable provisions of this title.

17.20.015 Conflict with Other Regulations

Where residential development is located within an overlay zone, including but not limited to the Transit-Oriented Development (TOD) Overlay, Climate Friendly Area (CFA) Overlay, Environmental Overlay, or Historic Preservation Overlay, the applicable overlay standards shall apply in addition to the requirements of this chapter.

Where there is a conflict between the provisions of this chapter and an overlay chapter, the provisions of the overlay chapter shall govern.

17.20.020 Residential Land Use

Residential land uses are regulated through six residential zoning districts. The purpose and general characteristics of each district are described in subsections A through F of this section, with specific land uses further defined in Table 17.20-1, Residential Land Use Table.

A. Residential Low-Density District (R-L)

The R-L district is intended to accommodate low-density residential development characterized primarily by detached single-unit dwellings on larger lots. This district is applied in areas where preservation of existing neighborhood character, compatibility with surrounding development patterns, and lower-intensity residential use are desired. Limited additional housing types may be permitted where designed to remain compatible with the scale and character of surrounding development.

B. Residential Single-Family (10,000 SF) District (R-1-10)

The R-1-10 district is intended to provide for single-unit residential development on larger lots while maintaining a suburban neighborhood pattern. This district supports stable, low-intensity residential neighborhoods with generous setbacks, yard areas, and separation between structures. Housing types beyond detached single-unit dwellings may be permitted where consistent with applicable standards and neighborhood compatibility.

C. Residential Single-Family (8,000 SF) District (R-1-8)

The R-1-8 district is intended to provide for single-unit residential development on moderately sized lots while supporting efficient land use and neighborhood cohesion. This district allows for a limited range of housing types designed to fit

within established residential patterns while maintaining compatibility with surrounding development.

D. Residential Single-Family (6,000 SF) District (R-1-6)

The R-1-6 district is intended to accommodate compact single-unit residential development in a neighborhood-oriented setting. This district supports efficient use of land and infrastructure while maintaining a residential character defined by human-scaled design, walkability, and compatibility with adjacent development. A broader range of housing types may be permitted subject to the standards of this chapter.

E. Residential Two-Family District (R-2)

The R-2 district is intended to accommodate a mix of low- to moderate-density residential development, including single-unit attached housing types, middle housing types, such as duplexes and other small-scale multi-unit buildings. This district is typically applied in areas suitable for incremental infill development and transition between lower- and higher-density residential areas, while maintaining compatibility with surrounding neighborhoods.

Within the R-2 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

F. Residential Multiple-Family District (R-3)

The R-3 district is intended to accommodate moderate- to higher-density residential development, including a variety of multi-unit housing types. This district supports efficient use of land, proximity to services, and expanded housing opportunities while remaining compatible with surrounding development through applicable development and design standards.

Within the R-3 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

G. Optional Infill Development Framework

To encourage efficient infill development and housing production, an applicant within the R-2 or R-3 zoning districts may elect to apply alternative residential land use allowances and development standards in lieu of the base residential standards otherwise applicable to the site, subject to the provisions of this subsection.

1. R-2 Zone – LMR Framework.

For properties zoned R-2, an applicant may elect to apply the residential land use permissions associated with the Low Mix Residential (LMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

2. R-3 Zone – MMR Framework.

For properties zoned R-3, an applicant may elect to apply the residential land

use permissions associated with the Medium Mix Residential (MMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

3. Election of Standards.

- a. The election to apply an alternative infill development framework shall not constitute a zone change or a comprehensive plan amendment.
- b. The applicant shall identify the elected framework at the time of application.
- c. Once elected, the applicable land use permissions and development standards shall apply to the project in their entirety and shall not be combined with base zone standards, unless expressly permitted by this title.
- d. All other applicable provisions of this title, including overlay standards, shall continue to apply.

17.20.030 Residential Land Use Regulations

- A. Permitted Uses. Permitted uses in Table 17.20.01 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 17.20.01 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 17.20.01 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. Prohibited Uses. Prohibited uses in Table 17.20.01 are shown with “N.” Uses that are not listed in Table 17.20.01 are prohibited unless authorized by the Planning Commission in accordance with CPMC 17.60.140, Authorization for Similar Uses.

Table 17.20.01 – Land Use in Residential Districts

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3	Use Standards
Residential Uses							
Single-unit detached	P	P	P	P	P1	P1	17.22.050; 17.22.090
Zero Lot Line	N	P	P	P	P1	P1	17.22.050, 17.22.090
Single-unit attached Townhouse/Rowhouse)	N	N	N	N	P	P	17.22.050
Duplex	P	P	P	P	P	P	17.22.055
Triplex	N	N	N	N	P	P	17.22.060
Fourplex	N	N	N	N	P	P	17.22.065
Apartments	N	N	N	N	N	P	17.22.070
Cottage Housing (Fee Simple and Common Lot)	P6	P	P	P	P	P	17.22.075
Accessory dwelling unit (ADU) ¹	P3	P3	P3	P3	P3	P3	17.22.080
Manufactured dwelling	P	P	P	P	P1	P1	17.22.050
Manufactured Dwelling Park	N	N	N	N	P2	P2	17.22.085
Senior Housing (All Types)	N	N	N	N	P	P	17.22 (per building type)
Boarding/Rooming House	N	N	N	N	C	C	N/A
Care Facilities							
Residential Home	P	P	P	P	P	P	ORS 443.400- 443.455; CPMC 17.22.050
Residential Facility	N	N	N	N	P5	P5	ORS 443.400- 443.455; CPMC 17.22 (per

							building type)
Family Child Care Home	P	P	P	P	P	P	ORS 329A.250-329A.450; CPMC 17.22.050
Child Care Center	N	N	N	N	C	C	ORS 329A.250-329A.450; CPMC 17.22 (per building type)
Adult Day Care	C	C	C	C	C	C	N/A
Accessory Uses							
Home Occupation	P3	P3	P3	P3	P3	P3	17.60.190
Short-Term Rental	P4	P4	P4	P4	P4	P4	17.22 (per building type)
Guesthouse	P	P	P	P	P	N	17.22.040
Greenhouse for domestic noncommercial gardening	P	P	P	P	P	N	17.22.040
Workshop for domestic use	P	P	P	P	N	N	17.22.040
Garages, sheds or other noncommercial storage buildings	P	P	P	P	P	P	17.22.040
Swimming Pool, Private	P	P	P	P	P	P	17.22.040
Commercial Uses (generally not permitted)²							
Industrial Uses (generally not permitted)³							
Civic Uses							
Schools	C	C	C	C	C	C	N/A
Religious Assembly	C	C	C	C	C	C	N/A

Public Facilities	C	C	C	C	C	C	N/A
Utilities	C	C	C	C	C	C	N/A
Parks & Open Space Uses							
Parks (Neighborhood and Community Parks)	P	P	P	P	P	P	N/A
Open Space	P	P	P	P	P	P	N/A
Picnic Shelters/Restrooms	P	P	P	P	P	P	N/A
Swimming Pool, Community	L1	L1	L1	L1	L1	C	N/A

Footnotes:

P1 – In R-2 and R-3 zones, single-unit detached dwellings and manufactured dwellings are permitted only as part of a mixed housing development per CPMC 17.22.090.

P2 – Subject to compliance with state siting standards and CPMC 17.22.085.

P3 – Subject to Home Occupation Permit requirements in CPMC 17.60.190 and business licensing requirements in CPMC Chapter 5.04.

P4 – Short-term rentals are subject to business licensing standards in CPMC Chapter 5.04 and do not constitute a separate dwelling unit.

P5 – State-licensed residential care facility per ORS 443.400-443.455. Must comply with applicable building form standards in CPMC 17.22 based on building type.

P6 – In R-L zone, cottage clusters are limited to one cluster per lot or parcel.

L1 – Only allowed as an accessory use to a residential development, such as subdivision, cottage housing, multifamily. Approval is subject to Site Plan and Architectural Review pursuant to CPMC 17.72.

17.20.040 Residential Development Standards

A. Applicability.

1. Residential development, redevelopment, and land division within the residential zoning districts shall comply with the density, dimensional, and site development standards set forth in Table 17.20.02, except as otherwise expressly provided in this title.

2. Residential use and design standards in CPMC 17.22 shall be applied, as applicable, in addition to the standards in this section. .
3. Where residential development is subject to an overlay zone, the applicable overlay standards shall apply pursuant to CPMC 17.20.015.

B. Residential Density Standards.

1. Gross Density. Residential density shall be calculated on a gross acre basis as specified in subsection (C) below, unless otherwise specified by this title.
2. Minimum and Maximum Density. Development shall meet the minimum and shall not exceed the maximum gross dwelling unit density specified for the applicable zoning district in Table 17.20.02.
3. Housing Type Distribution. Where Table 17.20.02 or an associated footnote limits the proportion of a particular housing type (e.g., single-unit attached dwellings), such limitation shall apply to the total number of dwelling units proposed within the land division or development.
4. Density Compliance. Compliance with minimum density requirements does not authorize development in excess of the maximum density permitted by the zoning district except as expressly required by applicable state law.

C. Residential Density Calculation. Residential density shall be calculated as set forth below.

1. Definitions.

- a. Gross Site Area. The total area of land within the boundaries of the subject property, measured to the legal property lines of the project site.
- b. Environmental Constraint Areas. Areas of the site that are legally restricted from development due to environmental regulations, including floodways, wetlands, and required riparian corridors.
- c. Dwelling Unit. A building or portion of a building designed for residential occupancy, as defined elsewhere in this title.

2. Gross Density Calculation Method.

- a. General Rule. The minimum and maximum number of dwelling units permitted on a site shall be calculated by multiplying the gross site area, less any deducted environmental constraint areas pursuant to subsection (C)(2)(b), by the applicable minimum and maximum density specified in Table 17.20.02.
- b. Environmental Constraint Deductions. Environmental constraint areas as defined in subsection (C)(1)(b) may be deducted from the gross site area at the option of the applicant.
- c. No Other Deductions Permitted.
 - i. Public or private rights-of-way;
 - ii. Required building setbacks;
 - iii. Internal streets, alleys, or access drives;
 - iv. Stormwater detention or treatment facilities;
 - v. Common open space, landscaped areas, or similar features.
- d. Rounding. The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.

3. Relationship to Housing Type Allowances.

- a. Density calculations apply to the total number of dwelling units proposed, regardless of housing type, unless expressly modified by this title.
- b. Where Table 17.20.02 or an associated footnote limits the proportion of a specific housing type within a development, such limitation shall be applied after determining the maximum number of dwelling units permitted on the site, not as a percentage of the site area or lot area.
- c. Where middle housing types are required to be permitted by state law, such housing shall not be prohibited solely on the basis of exceeding the maximum residential density of the zoning district.

4. Conflicts with State Law. Where the provisions of this subsection conflict with applicable state statutes or administrative rules, state law shall govern.
5. Middle Housing Density Exception. Duplexes, triplexes, and fourplexes are exempt from the density standards in Table 17.20.02 pursuant to state law, provided that:
 - a. The lot or parcel meets the minimum lot area requirement for that housing type;
 - b. The development complies with all dimensional standards in Table 17.20.02, including minimum lot width, building setbacks, building height, lot coverage, and minimum landscaped area;
 - c. The lot or parcel is not part of a larger land division or development that would otherwise be required to meet minimum density; and
 - d. The development complies with all applicable residential use standards in CPMC 17.22.

D. Dimensional Standards.

1. Lot Area and Dimensions. Minimum and maximum lot area, lot width, and lot depth requirements for residential development shall comply with Table 17.20.02. Where a range of lot sizes or dimensions is permitted for a housing type, any individual lot may fall anywhere within the applicable range, provided the overall development complies with the applicable density standards of this chapter.
2. Corner Lots. Corner lots shall comply with the minimum lot width and yard setback requirements applicable to corner lots as specified in this title. Where this chapter or Table 17.20.02 does not establish separate standards for corner lots, the interior lot standards shall apply.
3. Multiple Units on a Lot. Where more than one dwelling unit is permitted on a single lot or parcel, including duplexes, triplexes, fourplexes, townhouses, and multifamily development, lot area and dimensional standards shall apply to the lot or development site as a whole unless otherwise specified in Table 17.20.02 or CPMC 17.22.

E. Building Placement and Site Development.

1. Setbacks. Minimum and maximum building setbacks shall comply with Table 17.20.02. Where a setback range is specified, buildings may be placed anywhere within the allowed range. Required setbacks shall be measured from the applicable property line and shall not be reduced except as expressly permitted by this title.
2. Garages. Garage placement, orientation, and design shall comply with the applicable standards in CPMC 17.22. Where garages face a public street, they shall not project forward of the primary building façade and shall be recessed as required by that section.
3. Lot Coverage and Landscaping. Maximum lot coverage and minimum landscaped area shall comply with Table 17.20.02. Lot coverage and landscaped area standards regulate different aspects of site development and are not required to total 100 percent of the lot area. These standards do not regulate all site features. Impervious surfaces, accessory structures (less than 250 sq. ft.), and other site improvements not otherwise classified as buildings or landscaped area may be permitted subject to other applicable provisions of this title.

F. Relationship to Residential Use Standards (CPMC 17.22).

1. Clear and Objective Standards. Where applicable, residential development shall comply with the clear and objective form and design standards in CPMC 17.22.
2. Alternative Discretionary Review. At the applicant's discretion, a project subject to clear and objective standards may elect to instead be reviewed through Site Plan and Architectural Review. This option may be beneficial where a proposal seeks greater flexibility in building placement, architectural design, site layout, or integration of multiple housing types in a manner that is responsive to site conditions or neighborhood context.

Discretionary review shall not authorize a reduction in required density, permitted housing types, or the number of dwelling units otherwise allowed by the zoning district, nor shall it diminish any development rights established by this title or required by state law.

Table 17.20.02 – Residential Development Standards

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3
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Density (Gross Dwelling Units per Acre) ^{(a)(b)(o)}						
Minimum	1	4	5	6	7	20
Maximum ^{(d)(e)(o)}	4	5	6	8	20	50
Lot Dimensional Standards						
Minimum Lot or Land Area/Unit (sq. ft.) ^(k)						
Single-unit Detached	11,000	8,000	7,000	5,000	4,500	4,500
Zero Lot Line	N/A	6,000	5,000	4,000	3,500	3,500
Single-unit Attached (Townhouse)	N/A	2,500	2,200	2,000	2,000	1,500 (with alley) / 2,000 (without alley) (m)
Duplex	14,000	8,000	7,000	6,000	5,000	5,000
Triplex/Fourplex	N/A	8,000	7,000	6,000	5,000	5,000
Apartments/Multifamily (5+ units)	N/A	N/A	N/A	N/A	See CPMC 17.22.070	
Cottage Housing (Fee Simple and Common Lot)	(n)					
Manufactured Dwelling	14,000	8,000	7,000	6,000	5,000	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.085	
Maximum Lot Area (sq. ft.)						
Single-unit Detached	33,000	12,000	12,000	10,000	8,000	7,500
Zero Lot Line	N/A	8,000	7,000	6,000	5,000	5,000
Single-unit Attached (Townhouse)	N/A	4,000	3,500	3,000	No Max.	No Max.
Duplex	33,000	12,000	12,000	10,000	No Max.	No Max.
Triplex/Fourplex	33,000	15,000	12,000	10,000	No Max.	No Max.

Apartments/Multifamily (5+ units)	N/A	N/A	N/A	N/A	See CPMC 17.22.070	
Cottage Housing (Fee Simple and Common Lot)	(n)					
Manufactured Dwelling	33,000	15,000	12,000	10,000	8,000	7,500
Manufactured Dwelling Park	N/A				See CPMC 17.22.085	
Minimum Lot Width (ft.)						
Single-unit Detached	75'	60'	55'	50'	45	N/A
Zero Lot Line	N/A	45'	40'	35'	30'	30'
Single-unit Attached (Townhouse)	N/A	25'	25'	25'	25'	20' (with alley) / 25' (without alley) (m)
Duplex	75'	60'	55'	50'	45	N/A
Triplex/Fourplex	75'	60'	55'	50'	45	N/A
Apartments (5+ units)	N/A				See CPMC 17.22.070	
Cottage Housing (Fee Simple and Common Lot)	(n)					
Manufactured Dwelling	75'	60'	55'	50'	45	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.085	
Minimum Lot Depth	90-ft					
Building and Site Development Standards						
Building Setbacks (ft)						
Front (min.)	20'	10'	10'	10'	10'	0'
Side (Detached)	10'	5'	5'	5'	5'	5'
(Attached)	N/A	5'	5'	5'	5'	5'
(Zero Lot Line)	N/A	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'

Corner (min./max.)(f)	10'	10'	10'	10'	10'	10'
Rear	20'	15'	15'	15'	15'	10'
Garage Entrance (front and side street loaded)	20'	20'	20'	20'	20'	(m)
Garage Entrance (alley loaded)	N/A	5'	5'	5'	5'	5'
Building Height	35'	35'	35'	35'	35'	45'
Lot Coverage(i)(l)	30%	40%	50%	50%	60%	80%
Minimum Landscaped Area (sq. ft.)(j)	40%	30%	30%	30%	20%	15%

Footnotes:

(a) Density Calculation. Residential density shall be calculated in accordance with CPMC 17.20.040(C). Density is calculated on a gross acre basis. Environmental constraint areas may be deducted at the option of the applicant; public or private rights-of-way, setbacks, internal streets, and similar site features shall not be deducted.

(b) Rounding. The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.

(d) Maximum Density. Maximum density standards apply to all development except middle housing (duplexes, triplexes, fourplexes), which are regulated by minimum lot area and dimensional standards only.

(e) Minimum Density. Minimum density standards apply to all development except middle housing (duplexes, triplexes, fourplexes), which are regulated by minimum lot area and dimensional standards only.

(f) Corner Lots. Corner lots shall meet the minimum lot width and yard setback requirements for corner lots as specified in this title. Where no separate corner lot standard is specified, the interior lot standard shall apply.

(g) Garage Placement.

Garages shall not project forward of the primary building façade and shall be recessed as required in CPMC 17.22.030(C) unless otherwise approved pursuant to CPMC 17.22.030(E).

(h) Garage Width. Where garages face a public street, the garage door opening(s) shall not exceed 50 percent of the width of the primary building façade, unless otherwise approved pursuant to CPMC 17.22.030(E).

(i) Lot Coverage. Lot coverage refers to the percentage of a lot covered by buildings only, unless otherwise specified. Paved areas, driveways, and patios are regulated separately unless expressly included.

(j) Minimum Landscaped Area. Minimum landscaped area requirements may include private yards, common open space, and landscaped areas. Required landscaped area and maximum lot coverage are not required to total 100 percent of the lot area.

(k) "N/A" and "No Min./No Max." "N/A" indicates the use is not permitted in the zoning district. "No Min." or "No Max." indicates that no minimum or maximum standard applies to that use.

(l) Site Features Not Counted. Unless otherwise specified by this title, swimming pools, accessory structures under 250 square feet, RV parking pads, driveways, patios, and similar site features are not counted as lot coverage or landscaped area.

(m) R-3 Garage Standards and Alley Access. For single-unit attached dwellings in R-3, garage placement and dimensional standards vary based on development type:

Infill Development (1-4 lots):

- Front-loaded garages permitted
- Minimum lot width: 25 feet
- Minimum lot area: 2,000 square feet
- Garage setback: 20 feet from front property line

New Subdivisions (5+ lots) - Choose one option:

Option A (Alley-Loaded):

- Alley access required
- Minimum lot width: 20 feet
- Minimum lot area: 1,500 square feet
- Garage setback: 5 feet from rear property line
- Front-loaded garages and exterior parking pads in front or side yards prohibited

Option B (Front-Loaded):

- No alley required
- Minimum lot width: 25 feet
- Minimum lot area: 2,000 square feet
- Garage setback: 20 feet from front property line

(n) Cottage Housing Lot Standards. Cottage housing developments are regulated by CPMC 17.22.075. Individual cottage lots within a cottage cluster development are

exempt from the minimum lot area, maximum lot area, and minimum lot width standards in this table. The overall cottage cluster development shall comply with the density standards of the underlying zoning district.

(o) Middle Housing Density Exception. Duplexes, triplexes, and fourplexes are exempt from density standards. See CPMC 17.20.040(C)(5)

CPMC 17.22

Residential Use Standards

- 17.22.010 Purpose
- 17.22.015 Applicability
- 17.22.020 Relationship to Other Regulations
- 17.22.025 Compliance Pathways
- 17.22.030 General Design and Site Design Standards
- 17.22.035 Building Materials & Exterior Finishes
- 17.22.040 Accessory Uses and Structures
- 17.22.050 Single-Unit Dwellings (Detached, Attached, Zero Lot Line, Manufactured)
- 17.22.055 Duplexes
- 17.22.060 Triplexes
- 17.22.065 Fourplexes
- 17.22.070 Multifamily Housing (Five or More Units)
- 17.22.075 Cottage Clusters
- 17.22.080 Accessory Dwelling Units (CPMC 17.77 relocated here)
- 17.22.085 Manufactured Home Parks
- 17.22.090 Mixed Housing Developments (R-2/R-3 Infill Framework)

17.22.010 Purpose

The purpose of this chapter is to establish clear and objective residential use, form, and design standards that implement the intent of the residential zoning districts while supporting housing production, neighborhood livability, and the City's small-town character.

These standards are intended to:

- A. Ensure residential development is compatible with surrounding neighborhoods in scale, form, and function;
- B. Promote human-scaled design that supports walkability, neighbor interaction, and a sense of place;
- C. Provide predictable development outcomes through clear and objective standards;
- D. Allow flexibility in site and building design where such flexibility achieves equal or better results; and
- E. Ensure compliance with applicable state housing laws while respecting local character and context.

17.22.015 Applicability

The provisions of this chapter apply to all residential development and residential land uses permitted, limited, or conditional in the residential zoning districts, unless otherwise expressly stated. Where a residential use is subject to standards in both this chapter and another chapter of this title, both sets of standards shall apply, unless expressly stated otherwise.

17.22.020 Relationship to Other Regulations

- A. **Overlay Zones.** Where residential development is located within an overlay zone, the applicable overlay standards shall apply in addition to this chapter. If there is a conflict between the standards in this chapter and an overlay, the overlay shall govern.
- B. **State Law.** Where the standards of this chapter conflict with applicable state statutes or administrative rules, state law shall govern.
- C. **Eligible Affordable Housing.** Eligible affordable housing projects may qualify for housing adjustments to development and design standards pursuant to CPMC 17.13.300.

17.22.025 Compliance Pathways

- A. **Clear and Objective Pathway (Ministerial Review).** Residential development may be approved through ministerial review when it complies with all applicable clear and objective standards **identified in subsection D**

of this section.

B. Alternative Discretionary Pathway (Site Plan and Architectural Review).

At the applicant's discretion, development subject to clear and objective standards may instead elect discretionary review through Site Plan and Architectural Review pursuant to Chapter 17.72.

This pathway may be appropriate where a proposal seeks to demonstrate compliance with the design objectives of this chapter through alternative design solutions, including but not limited to:

1. Greater flexibility in building placement or orientation;
2. Alternative architectural solutions that achieve equivalent or superior design outcomes;
3. Creative site design or landscape-based solutions;
4. Integration of multiple housing types; or
5. Superior response to site or neighborhood context.

C. Limitations on Discretionary Pathway. Discretionary review shall not:

1. Reduce required minimum density;
2. Increase permitted maximum density unless required by state law or expressly allowed by this Title;
3. Eliminate permitted housing types; or
4. Diminish any development right established by this title or required by state law.

D. Clear and Objective Standards - Applicability.

The following standards in this chapter constitute clear and objective standards applicable to ministerial review pursuant to subsection A:

1. Section 17.22.030.A - Street Orientation and Primary Entrance Location

- 2.** Section 17.22.030.B - Building Articulation (Minimum Standards)
 - 3.** Section 17.22.030.C - Garage Placement and Width Standards
 - 4.** Section 17.22.030.D - Transparency Standards
 - 5.** Section 17.22.035 - Building Materials and Exterior Finishes (all subsections)
 - 6.** Section 17.22.040 - Accessory Uses and Structures (all subsections)
 - 7.** Section 17.22.050 - Single-Unit Dwellings (all subsections)
 - 8.** Section 17.22.055 - Duplexes (all subsections)
 - 9.** Section 17.22.060 - Triplexes (all subsections)
 - 10.** Section 17.22.065 - Fourplexes (all subsections)
 - 11.** Section 17.22.070.A through G - Multifamily Housing (dimensional and placement standards)
 - 12.** Section 17.22.075 - Cottage Clusters (all subsections)
 - 13.** Section 17.22.080 - Accessory Dwelling Units (all subsections)
 - 14.** Section 17.22.085 - Manufactured Home Parks (all subsections)
- E.** Discretionary Design Review Standards. The Enhanced Design Standards in Section 17.22.030.E apply only when an applicant elects discretionary review pursuant to subsection B above.

17.22.030 General Design and Site Design Standards

A. Street Orientation and Primary Entrance Location (Clear and Objective).

- 1. Primary Building Orientation.** Buildings shall be oriented with the primary building façade facing:
 - a. A public street; or
 - b. A private street approved for a manufactured dwelling park or other residential development pursuant to site plan and architectural review; or
 - c. A common pedestrian accessway that is at least 5 feet in width and connects to a public street or designated open space.
- 2. Alley Access.** Where a lot or development is served by both a public street and an alley, the primary building façade and at least one primary entrance shall face the public street. Vehicular access may be provided from the alley.
- 3. Primary Entrance Location.** At least one primary entrance to each dwelling unit shall be:
 - a. Located on the façade facing the street, private street, or common pedestrian accessway; or
 - b. Located on a façade within 45 degrees of perpendicular to the street, private street, or common pedestrian accessway; or
 - c. Connected to the street, private street, or common pedestrian accessway by a walkway no more than 50 feet in length.

B. Building Articulation - Minimum Standards (Clear and Objective).

- 1. Purpose.** These standards are intended to create visual interest, reduce the perceived mass of buildings, provide human-scaled design, and avoid monotonous building forms.
- 2. Applicability to Large Developments.** For developments of twenty (20) or more single-family, middle housing, or manufactured housing units:

a. Subsections 3(c) (Material Change and (3)(d) (Window Coverage) do not apply. Compliance with the requirement to incorporate at least two (2) articulation techniques in subsection (3) below is satisfied by selecting techniques from subsections (3)(a), (3)(b), and/or (3)(e), and through compliance with applicable setback, height, building placement, and transparency standards elsewhere in this chapter.

2.b. This limitation applies from July 1, 2026 through December 31, 2032 consistent with ORS 197.768 (Senate Bill 974, 2025).

3. **Articulation Required.** Any façade subject to this subsection shall incorporate at least ~~three~~two (2) of the following articulation techniques:

a. **Horizontal Modulation.** One or more horizontal offsets or projections, each at least 2 feet in depth measured perpendicular to the primary façade plane, where the total width of all modulated portions comprises:

- i. At least 20% of the façade width for façades 30 feet or less in width; or
- ii. At least 30% of the façade width for façades greater than 30 feet in width.

Multiple offsets may be combined to meet the percentage requirement.

b. **Vertical Modulation.** One or more of the following height variations, where the total width of all modulated portions comprises at least 20% of the façade width for façades 30 feet or less in width, or at least 30% of the façade width for façades greater than 30 feet in width:

- i. Changes in roofline or varied roof forms (such as gable, hip, shed, or flat roofs, or different roof pitches);
- ii. Changes in wall height or building setbacks (such as upper story setbacks, stepped building forms, or split-level designs).

Multiple variations may be combined to meet the percentage requirement.

- c. **Material Change.** Use of at least two different primary cladding materials (meeting standards in CPMC 17.22.035), with each material covering at least 20% of the façade area and separated by a clear visual break (trim, reveal, or color change).
- d. **Window Coverage.** Windows comprise at least 25% of the façade area and include at least four separate window units.
- e. **Entry Features.** Provision of a covered entry, porch, stoop, or similar projection of at least 4 feet in depth and 6 feet in width for each dwelling unit visible on the façade.

4. Measurement. For purposes of this subsection:

- a. "Façade width" means the horizontal length of an exterior wall plane measured at the ground floor level.
- b. For horizontal modulation, "depth" means the perpendicular distance from the primary façade plane to the offset or projection.
- c. For vertical modulation, the "2 feet" requirement refers to the vertical height difference measured from the lower to the higher portion. The "width" of modulated portions refers to the horizontal width of the building section that exhibits the height change.
- d. An architectural element that creates both horizontal projection and vertical height variation (such as a bay window with a raised roofline or an entry feature with a gable) may be counted toward both horizontal and vertical modulation requirements.

C. Garage Placement and Width Standards (Clear and Objective).

- 1. **Purpose.** These standards ensure that garages do not visually dominate street-facing building façades and support pedestrian-oriented design.
- 2. **Garage Placement - Forward Projection.**
 - a. **General Rule.** Garages ~~doors and garage entrances~~ shall not project forward of the ~~primary~~ building façade.

b. Recessed-Garage RequirementSetback. Where a garage door faces a public street or private street, the garage portion of the structure shall be setback a minimum of twenty (20) feet from the front property line (See Figure 17.22.01). On corner lots, this applies to garage doors facing either the front property line or the street-facing side property line.

i. **Flexibility.** This standard provides design flexibility. Compliance may be achieved by recessing the garage behind the primary building façade or increasing overall building setback from the property line to achieve a reduced setback or flush layout.

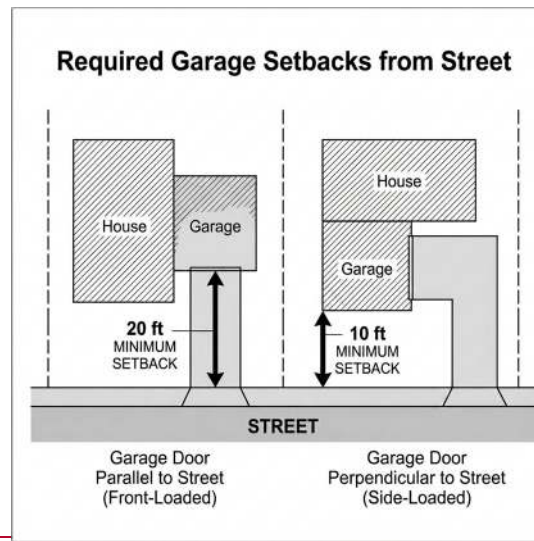
ii. **Side-Loaded Garages.** Side-loaded garages, where the garage door is oriented perpendicular to the street, are permitted provided that:

1) The garage sidewall facing the street complies with the applicable articulation standards in subsection B and the transparency standards in subsection D.2.a; and

2) The minimum setback from the front property line to the garage sidewall is ten (10) feet (See Figure 17.22.01).

c. Measurement. The garage portion of the structure includes the garage door, garage opening, and any portion of the building wall containing or supporting the garage.

Figure 17.22.01



b. ~~door shall be recessed a minimum of 5 feet behind the primary building façade.~~

c. — Measurement. ~~The primary building façade is measured as the furthest forward projection of the ground floor habitable space, excluding:~~

~~i. Eaves, gutters, and similar architectural features projecting less than 2 feet;~~

~~ii. Entry stoeps, porches, or landings projecting less than 6 feet.~~

3. Garage Width - Street-Facing Façades.

a. Maximum Garage Width. Garage doors facing a public street or private street shall not exceed 50% of the total width of the street-facing façade.

b. Façade Width Measurement. Street-facing façade width is measured as the total horizontal distance of all building walls facing the street, measured at the ground floor level.

c. Multiple Garage Doors. Where multiple garage doors are present on a street-facing façade, the combined width of all garage doors shall not exceed 50% of the total façade width.

- d. **Alley-Loaded Exception.** Garages accessed exclusively from a public or private alley are exempt from the standards in subsections (1) and (2) above.

D. Transparency Standards (Clear and Objective).

- 1. **Purpose.** These standards ensure visual connection between buildings and public spaces, support pedestrian activity, and enhance public safety by requiring transparent window area.

2. Ground Floor Transparency - Street-Facing Façades.

- a. **Minimum Requirement.** A minimum of 15% of each ground-floor street-facing façade area shall consist of transparent windows or glazed doors with at least 50% glazing.
- b. **Measurement Area.** Transparency is measured within the area of the façade between 2 feet and 10 feet above finished grade at the base of the façade.
- c. **Transparent Materials.** Windows and doors shall have a visible light transmittance (VLT) of at least 50%. Highly tinted, mirrored, or opaque glazing does not count toward this requirement.

3. Exception for Garages.

- a. Garage doors are excluded from the transparent area calculation.
- b. The portion of the façade occupied by garage doors is excluded from the total façade area calculation, so that the 15% transparency requirement applies only to the non-garage portion of the façade.

E. Enhanced Design Standards - Discretionary Review Only.

- 1. **Purpose.** When an applicant elects discretionary review pursuant to CPMC 17.22.025.B, the following standards apply in lieu of the clear and objective standards in subsections B through D above. This pathway allows alternative design solutions that achieve the design objectives through creative approaches to building form, materials, site design, or architectural expression.

2. **Design Objectives.** Development shall demonstrate how the proposed design achieves the following objectives:
 - a. **Visual Interest and Architectural Quality.** Creates visual interest and avoids monotonous building forms through architectural variety, modulation, materials, color, or landscaping;
 - b. **Pedestrian-Oriented Design.** Ensures garages and vehicular access do not visually dominate street-facing façades or detract from pedestrian-oriented design;
 - c. **Human-Scaled Character.** Provides human-scaled design that supports walkability, neighbor interaction, and connection between private and public realms;
 - d. **Small-Town Compatibility.** Maintains compatibility with the City's small-town character and surrounding neighborhood context; and
 - e. **Building Durability and Quality.** Creates durable, high-quality buildings that contribute to long-term neighborhood stability.
3. **Alternative Compliance Methods.** Development that does not comply with one or more of the clear and objective standards in subsections B through D may be approved through discretionary review upon demonstration that the alternative design achieves the objectives in subsection (2) above. Alternative approaches include, but are not limited to one or more of the following:
 - a. Building designs with alternative articulation through enhanced materials, massing, and architectural detailing that creates visual interest;
 - b. Garage-prominent designs balanced by prominent entry features that establish clear pedestrian orientation;
 - c. Alternative transparency solutions that provide enhanced visual connection through entry features, detailing, materials, or landscape elements on the same façade;

- d. Multi-unit developments creating visual variety through varied building placement, diverse architectural treatments, or combinations of housing types;
- e. High-quality materials and craftsmanship with enhanced attention to architectural detail and finish quality;
- f. Integrated landscape design that enhances building presentation and creates pedestrian-scaled environment;
- g. Contextual design responses addressing site constraints, neighborhood character, or unique conditions; and/or
- h. Innovative contemporary or non-traditional architectural approaches achieving design quality and pedestrian orientation.

4. **Garage-Forward Designs – Additional Criteria.** Where an applicant proposes a design in which the garage projects forward of the primary building façade or comprises more than 50% of the street-facing façade width, the following additional criteria shall apply:

- a. **Counterbalancing Elements Required.** The design shall incorporate substantial pedestrian-oriented features that visually balance or exceed the prominence of the garage, which may include:
 - i. A covered entry porch or feature of at least 64 square feet (8' × 8') that projects at least as far forward as the garage;
 - ii. Substantial architectural detailing, window groupings, or material changes on non-garage portions of the façade that create clear visual hierarchy emphasizing the entry over the garage;
 - iii. Integrated landscape elements such as entry courtyards, forecourt walls, or substantial plantings that frame the entry and subordinate the garage in the overall composition.

- b. **Block-Level Consideration.** The review authority shall evaluate whether approval would contribute to a garage-dominated streetscape character. In making this determination, the review authority shall consider:
 - i. The existing proportion of garage-forward or garage-dominant designs on the same block face;
 - ii. Whether the proposed design would establish or reinforce a pattern of automobile-oriented development inconsistent with the City's small-town character and walkability objectives;
 - iii. Whether the design provides substantial pedestrian orientation features that distinguish it from typical garage-forward development.
- c. **Enhanced Findings Required.** Approval of garage-forward designs shall require findings that:
 - i. The design achieves all objectives in subsection (2) despite variation from clear and objective garage placement standards;
 - ii. Counterbalancing elements are sufficient to ensure garages do not visually dominate the street-facing façade;
 - iii. The design maintains or enhances pedestrian orientation and walkability; and
 - iv. Cumulative impacts on streetscape character have been considered and the design will not contribute to an automobile-dominated block face.

- 5. **Review Criteria and Required Findings.** The review authority shall evaluate proposals against the design objectives in subsection (2) and the alternative compliance standards in subsection (3). Approval shall be based on written findings that:

- a. The proposal achieves the design objectives in subsection (2) through the proposed alternative design solutions;
 - b. The design demonstrates thoughtful response to site, neighborhood context, and the City's small-town character;
 - c. Any variations from clear and objective standards are justified by the design approach and do not compromise achievement of the design objectives; and
 - d. For garage-forward designs, the additional criteria in subsection (4) are satisfied.
6. **Standards for Decision-Making.** Discretionary review shall not be used to approve designs that fail to achieve the objectives in subsection (2). The discretionary pathway is intended to enable achievement of design objectives through alternative means, not to circumvent design quality standards.

17.22.035 Building Materials and Exterior Finishes

- A. Purpose. The purpose of this section is to ensure that exterior building materials used in residential development are durable, weather-resistant, and appropriate for long-term exterior use, while allowing flexibility in architectural expression and compliance with applicable state housing laws.
- B. General Standard. Exterior cladding materials shall be designed and rated for permanent exterior use and shall be capable of withstanding normal weather exposure with routine maintenance.
- C. Minimum Durability Requirement. Exterior cladding materials shall have a manufacturer-rated service life of not less than twenty (20) years under normal maintenance conditions.
- D. Prohibited Material Characteristics. Exterior cladding materials not designed or rated for permanent exterior use, including untreated plywood siding or materials requiring full replacement due to routine weather exposure, are prohibited.

E. Acceptable Exterior Cladding Materials. Acceptable materials include, but are not limited to:

1. Fiber cement siding;
2. Wood or engineered wood siding rated for exterior use;
3. Masonry, brick, stone, or manufactured stone;
4. Stucco or EIFS;
5. Metal siding designed for residential exterior use.

F. Equivalent Materials. Alternative materials may be approved where the applicant demonstrates equivalent or superior durability and performance.

Manufactured Dwellings. Manufactured dwellings may comply through factory-applied or site-applied materials that meet the durability standards of this section.

17.22.040 Accessory Uses and Structures (Replaces 17.60.030)

- A. Accessory buildings and structures shall be subordinate to the primary residential structure.
- B. Accessory uses include garages, sheds, non-commercial workshops, and similar structures customarily incidental to residential use. These are listed in CPMC 17.20.030, Table 17.20.01.
- C. Accessory buildings and structures in residential zones are subject to the applicable setback, height, and placement standards in the underlying zone except as provided below:
 - a. Side and Rear Yard Reduction. A side or rear yard setback may be reduced to five feet when all of the following are met:
 - i. The side or rear yard is not adjacent to a street right-of-way;
 - ii. Where a detached garage is accessed from an alley, the setback from the alley may be reduced to five (5) feet.
 - iii. The accessory building or structure is separated from all other buildings by ten feet or more;

- iv. The structure is no more than fifteen feet in height, measured from the base to the highest point of the roof; and,
 - v. The building design is consistent with the residential design standards that apply to the primary dwelling as provided in this Chapter.
- D. Canvas-Covered Canopies and Other Temporary Structures. Temporary structures in residential districts shall not be permitted within a front setback and only within a side setback that does not abut a public right-of-way. Temporary structures within a side setback shall be at least three feet from the side lot line measured from the furthest protrusion or overhang. Such structures are to be anchored to the ground in accordance with building code requirements.

17.22.050 Single-unit Dwellings

- A. Applicability. This section applies to all single-unit dwellings, including:
 - 1. Single-unit detached dwellings;
 - 2. Single-unit attached dwellings;
 - 3. Zero lot line dwellings; and
 - 4. Manufactured dwellings located on individual lots.
- B. Design Standards. Single-unit dwellings shall comply with the applicable design standards in CPMC 17.22.030, including:
 - 1. Street orientation and primary entrance location (Section 17.22.030.A);
 - 2. Building articulation (Section 17.22.030.B);
 - 3. Garage placement and width standards (Section 17.22.030.C); and
 - 4. Transparency standards (Section 17.22.030.D).
- C. Manufactured Dwellings. Manufactured dwellings on individual lots shall comply with the same standards applicable to other single-unit dwellings, except where different standards are required by state or federal law. No standard shall be applied in a manner that has the effect of prohibiting

manufactured dwellings permitted under state law.

- D. Zero Lot Line Dwellings. Zero lot line dwellings shall provide a recorded maintenance easement with a minimum width of ten (10) feet on the adjoining property adjacent to the zero lot line placement. The required maintenance easement shall be recorded prior to building permit issuance.

17.22.055 Duplexes

- A. Applicability. This section applies to all duplexes, defined as two dwelling units located on a single lot or parcel, regardless of building configuration.
- B. Building Form and Placement.
 - 1. Duplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
 - 2. Duplexes may be configured in any configuration (See CPMC 17.08.030(A)(10)).
- C. Zero Lot Line Configuration. Duplexes may be configured with a shared property line (zero lot line) between the two units, with each unit on a separate lot.
 - 1. Dimensional Standards. Zero lot line duplexes shall comply with the dimensional standards for single-unit detached dwellings in the applicable zoning district, except:
 - a. No side yard setback is required on the side where the zero lot line is located (common wall side);
 - b. The opposite side yard setback shall be a minimum of 10 feet to accommodate building separation, maintenance access, and fire safety;
 - c. Each unit shall maintain required front and rear yard setbacks per Table 17.20.02.
 - 2. Design Standards. Zero lot line duplexes shall comply with all applicable design standards in CPMC 17.22.030.

- D. Design Standards. Duplexes shall comply with all applicable design standards in CPMC 17.22.030, including:
1. Street orientation and primary entrance location (Section 17.22.030.A);
 2. Building articulation (Section 17.22.030.B);
 3. Garage placement and width standards (Section 17.22.030.C); and
 4. Transparency standards (Section 17.22.030.D).
- E. Prohibited Standards. No standard shall be applied that has the effect of discouraging or precluding duplex development permitted by state law.

17.22.060 Triplexes

- A. Applicability. This section applies to all triplexes, defined as three dwelling units located on a single lot or parcel.
- B. Development Standards. Triplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
- C. Design Standards. Triplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.
- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding triplex development permitted by state law.

17.22.065 Fourplexes

- A. Applicability. This section applies to all fourplexes, defined as four dwelling units located on a single lot or parcel.
- B. Development Standards. Fourplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
- C. Design Standards. Fourplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.

- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding fourplex development permitted by state law.

17.22.070 Multifamily Housing (Five or More Units)

- A. Applicability. This section applies to all multifamily dwellings, defined as residential buildings containing five (5) or more dwelling units per structure on a single lot or parcel, including apartment buildings and condominium buildings.

- B. Intent. Multifamily housing is intended to:

1. Provide higher-density residential housing opportunities in appropriate locations;
2. Support efficient land use and proximity to services, transit, and employment; and
3. Promote pedestrian-oriented development and compatibility with surrounding development through building placement, orientation, and entry design, rather than through architectural style requirements.

- C. Building Form and Placement

1. Principal Structure. One or more buildings containing five or more dwelling units may be located on a single lot subject to the applicable dimensional standards of the zoning district.
2. Front Setback Flexibility. Buildings may be located anywhere between the minimum and maximum front setback permitted by the zoning district.
 - a. In zoning districts that permit a zero-foot front setback, buildings may be placed at the sidewalk edge.
3. Dimensional Standards. Multifamily housing shall comply with applicable height, setback, lot coverage, and landscaped area standards in Table 17.20.02.

- D. Street Orientation and Entries

1. Primary Entrance Orientation. Buildings shall comply with street orientation and primary entrance location standards in CPMC 17.22.030(A).
2. Ground-Floor Street Engagement. Where ground-floor dwelling units abut a public street, individual unit entrances, stoops, patios, or similar features are encouraged where practicable but not required.

3. Design Standards. Buildings shall comply with applicable height, setback, lot coverage design standards in CPMC 17.22.030, including building articulation (Section 17.22.030.B) and transparency standards (Section 17.22.030.D).
4. Additional Standards for Multifamily Buildings.
 - a. Corner Lot Entrances. Buildings located at street intersections shall incorporate a building entrance oriented to the corner or facing either street.
 - b. Building Length. Buildings located within 30 feet of a street frontage shall not exceed 150 feet in length. Other buildings on the site shall not exceed 200 feet in length.
 - c. Tall Building Articulation. Buildings greater than three stories in height shall divide street-facing facades into three elements (base, middle, and top), with each element differentiated through horizontal articulation and/or discernible change in materials.
 - d. Perpendicular Building Exception. Buildings proposed perpendicular to public streets due to access requirements or dimensional constraints not created by the applicant may orient main entries up to 90 degrees from the street provided:
 - i. The entry is visible from the street; and
 - ii. The street-facing building side contains windows occupying a minimum of 15% of the façade area, including both the ground floor and upper stories.
- E. Garages and Parking Structures.
 1. Garage Location. Parking areas and parking structures may be located at the rear, side, interior of the site, or within the building envelope.
 2. Street-Facing Parking. Where parking structures or garage entrances face a public street, they shall comply with the garage placement standards in CPMC 17.22.030(C).
- F. Open Space. Private or common open space shall be provided as required by other applicable provisions of this title. This section does not

establish minimum open space requirements.

- G. Lot Standards. Multifamily housing is not subject to minimum lot area or minimum lot width requirements, except as expressly provided in Table 17.20.02.

H. State Law Compliance

1. Density and Housing Allowances.
No standard in this section shall be applied in a manner that has the effect of prohibiting or discouraging multifamily housing permitted by state law.
2. Consistency with HB 2001 and ORS 197.307. Where multifamily housing is required to be permitted by state statute, development standards shall be applied in a manner that allows reasonable development of the use.

17.22.075 Cottage Clusters

A. Purpose. Cottage cluster housing is intended to provide small-scale residential development that:

1. Offers diverse and affordable housing options through smaller individual dwelling units clustered around common open space;
2. Supports efficient use of land while maintaining a neighborhood-oriented character;
3. Encourages community interaction through shared amenities and common areas;
4. Provides a housing option suitable for individuals, couples, and small households; and
5. Supports creation of pocket neighborhoods and intentional communities that foster neighbor connections and shared resources; and
6. Implements middle housing requirements consistent with ORS 197A.420 and OAR 660-046-0205 through 0230.

B. Definitions. For purposes of this section, the following definitions apply:

1. Cottage Cluster Housing. A grouping of no fewer than four (4) detached dwelling units on a single lot or development site, with each unit having a footprint of less than 900 square feet, oriented around a common courtyard.
2. Cottage. An individual detached dwelling unit within a cottage cluster development.
3. Common Courtyard. A shared open space designed to facilitate and encourage community interaction, located centrally within the cottage cluster development and accessible to all residents.
4. Footprint. The total ground floor area covered by the building structure, measured from the outside of external walls and supporting members at ground level, excluding eaves, chimneys, and uncovered steps or similar features that project less than 18 inches.

C. Number of Units.

1. Minimum. A cottage cluster development shall contain a minimum of four (4) cottages.
2. Maximum. Each cottage cluster shall contain no more than twelve (12) cottages.
3. Multiple Clusters. A development may contain multiple cottage clusters. Each cluster shall comply with all applicable standards in this section, and the total number of cottages shall comply with the density standards of the underlying zoning district.

D. Cottage Dimensional Standards.

1. Maximum Cottage Footprint. Each cottage shall have a footprint not exceeding 900 square feet.
2. Minimum Cottage Footprint. No minimum footprint is required.
3. Cottage Spacing. Cottages shall be separated by a minimum of 6 feet measured from exterior wall to exterior wall.

4. Setbacks.

- a. Perimeter Setbacks. Cottages shall maintain a minimum 5-foot setback from all perimeter property lines of the development site.
- b. Internal Setbacks. Where a cottage cluster development contains multiple internal lots, cottages shall maintain a minimum 3-foot setback from internal property lines to ensure compliance with the 6-foot cottage spacing requirement in subsection (3).

5. Height. Individual cottages shall not exceed 24 feet in height, measured from average finished grade to the midpoint of the roof ridge for pitched roofs, or to the top of the parapet for flat roofs.

6. Private Outdoor Space.

- a. Minimum Area. Each cottage shall provide a minimum of 200 square feet of private outdoor space directly accessible from the cottage. Private outdoor space may include patios, decks, porches, gardens, or yards, and may be located between the cottage and the common courtyard, adjacent to the cottage, or in other locations serving the individual cottage.
- b. Low fences, hedges, or landscape elements not exceeding 42 inches in height may be used to define private outdoor space while maintaining visual connection to the common courtyard. Fencing materials shall be architecturally compatible with the cottage structures and maintain the pedestrian-oriented character of the development. Chain link, barbed wire, and other industrial-style fencing materials are prohibited.
- c. Courtyard-Facing Private Space. Where a cottage's primary entrance faces the common courtyard, a minimum of 100 square feet of the required private outdoor space shall be located between the cottage entrance and the edge of the common courtyard. This space may be improved with patios, stoops, gardens, or similar features, and may be partially enclosed with low fences, hedges, or plantings not exceeding 42 inches in height.

E. Common Courtyard Requirements.

1. Minimum Size. Each cottage cluster development shall include at least one common courtyard with a minimum area of 150 square feet per cottage.

Examples: - 6-cottage development: $6 \times 150 = 900$ square feet - 12-cottage development: $12 \times 150 = 1,800$ square feet

2. Minimum Dimensions. No portion of the common courtyard shall be less than 15 feet in width.

3. Design and Improvements.

- a. Character and Access. The common courtyard shall be: clearly defined and visible as a common space designed to facilitate community interaction and improved with landscaping, hardscaping, pedestrian walkways, seating areas, or similar features. The courtyard shall be maintained as a common area accessible to all residents.
- b. Landscaping. At least 50% of the common courtyard area shall consist of landscaping, including lawn, groundcover, shrubs, trees, planting beds, or similar vegetated surfaces.
- c. Impervious Surfaces. Impervious surfaces within the common courtyard (such as walkways, patios, or seating areas) shall not exceed 50% of the total courtyard area.
- d. Walkway Connections The common courtyard shall be directly accessible from each cottage via walkways that are at least 4 feet in width and the walking distance from any cottage entrance to the nearest edge of the common courtyard shall not exceed 50 feet.

4. Cottage Orientation to Courtyard.

- a. Each cottage shall have its primary entrance or a primary window facing the common courtyard.
- b. At least 50% of cottages in the development shall have their primary entrance facing the common courtyard.

5. Prohibited Uses. The common courtyard shall not be used for: vehicle parking, maneuvering, or circulation (except emergency access); refuse or recycling storage; utility equipment (except underground utilities); or private use exclusive to any individual cottage.

F. Cottage Design Standards.

1. General Design Standards – Selective Application. Cottages shall comply with the street orientation and primary entrance location standards in CPMC 17.22.030.A, with the following modifications:
 - a. Street Orientation (CPMC 17.22.030.A). Cottages shall comply with the street orientation and primary entrance location standards in CPMC 17.22.030.A, with the following modifications:
 - i. For cottages facing a public street, the primary entrance shall face the street or be connected to the street by a walkway no more than 50 feet in length;
 - ii. For cottages facing the common courtyard, the common courtyard shall be considered an acceptable orientation equivalent to a public street or common pedestrian accessway as provided in CPMC 17.22.030.A.1.c.
 - b. Building Articulation (CPMC 17.22.030.B). Cottages shall comply with the building articulation requirements in CPMC 17.22.030.B.
 - c. Garage and Carport Location
 - i. Public Street Frontage Prohibition. Garages, carports, and garage doors shall not be located on cottage façades facing public streets.
 - ii. Internal Access. Garages and carports may be accessed from private streets, private lanes, internal circulation areas, or alleys.
 - d. Transparency Standards (CPMC 17.22.030.D). Cottages shall comply with the transparency standards in CPMC 17.22.030.D.
2. Street-Facing Façades. Cottages facing a public street shall incorporate architectural features that provide visual interest and pedestrian

orientation, including windows, building articulation, varied materials, or other architectural treatments, even where the primary entrance faces the internal common courtyard.

3. Prohibited Street-Facing Elements. Blank walls, unarticulated building sides, and utility areas shall not face public streets.

G. Parking and Access.

1. Off-Street Parking. Off-street parking is not required for cottage cluster developments.
2. Where Provided. If off-street parking is provided, parking spaces may be configured as:
 - a. Common parking areas;
 - b. Individual garage structures or carports;
 - c. Surface parking spaces; or
 - d. Parking spaces along private streets or lanes serving the cottage cluster development.

Off-street parking dimensions and design shall comply with the parking design standards in CPMC 17.75.039.

3. Parking Location. Where off-street parking is provided:
 - a. Parking shall not be located within the common courtyard;
 - b. Parking areas, garages, and carports shall not be located between cottages and the public street. Individual parking spaces or small parking bays (serving 4 or fewer spaces) along internal private streets or circulation areas are permitted. Garages and carports accessed from private lanes, private streets, or internal circulation areas are permitted as provided in subsection F.1.c.
 - c. Parking areas shall be designed and located to minimize visual and physical intrusion into the common courtyard and cottage

frontages.

4. **Emergency Vehicle Access.** Vehicular access drives and turnarounds shall be designed to provide emergency vehicle access in accordance with applicable fire code requirements while minimizing intrusion into common courtyards and cottage frontages.
5. **Parking Screening.** Where common parking areas containing 5 or more spaces are visible from the common courtyard or public streets, parking shall be screened with landscaped hedges (minimum 36 inches in height), decorative fencing, or other landscape materials. Chain link fencing shall not be used for parking screening.

G. Common Area Ownership and Maintenance.

1. **Ownership Structure.** The common courtyard and any shared facilities shall be:
 - a. Owned and maintained by a homeowners association; or
 - b. Owned in common by all cottage owners through a condominium association or similar ownership structure; or
 - c. Owned and maintained by a single entity (where cottages are rental units).
2. **Maintenance Agreement.** Prior to issuance of any building permit for cottages within the development, the applicant shall record a maintenance agreement, homeowners association documents, or condominium declaration demonstrating perpetual maintenance responsibility for all common areas, parking areas, private streets or lanes, landscaping, and shared facilities. Evidence of recording shall be provided to the City prior to building permit issuance.
3. **Permanent access easements** shall be recorded providing all cottage owners and residents with non-exclusive access rights to common areas, parking facilities, and pedestrian connections.

Exceptions and Modifications.

1. State Law Compliance. No standard in this section shall be applied in a manner that has the effect of discouraging or precluding cottage cluster development permitted by ORS 197A.420 and OAR 660-046-0205 through 0230.
2. Reasonable Accommodation. Modifications to these standards may be granted as reasonable accommodation for persons with disabilities pursuant to applicable federal and state fair housing laws.
3. Discretionary Alternative. Applicants may elect discretionary review pursuant to CPMC 17.22.025.B to demonstrate alternative means of achieving the purposes and objectives of this section.

17.22.080 Accessory Dwelling Units (CPMC 17.77 relocated here)

- A. Purpose. The purpose of this section is to allow for establishment of an accessory dwelling unit (ADU) in conjunction with a single-family detached dwelling within zones that allow single-family detached dwellings in accordance with ORS [197.312](#). ADUs are intended to provide more economical housing choices while encouraging additional density with minimal cost and disruption to surrounding neighborhoods and allowing more efficient use of large, older homes. (Ord. 2064 §3(part), 2020).
- B. Applicability. Accessory dwelling units (ADUs) shall be a permitted use in the R-L, R-1-10, R-1-8, R-1-6, and R-2 residential districts, and LMR, MMR, and HMR mixed-use districts within the transit oriented development (TOD) district, as accessory to single-family dwellings subject to the provisions of this chapter. (Ord. 2064 §3(part), 2020).
- C. One Unit. A maximum of one ADU shall be allowed per legally established single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a detached garage or workshop), or attached to or interior to the primary dwelling (e.g., addition or conversion of floor area within the existing building). (Ord. 2064 §3(part), 2020).
- D. Approval Criteria.
 1. Floor Area. The maximum floor area allowed for an ADU shall be eight hundred square feet or fifty percent of the gross floor area of the primary dwelling, whichever is less, except that conversion of a new or existing level or floor (e.g., attic, or second story) of a detached accessory building (e.g., garage, workshop) to an ADU is

permitted even if the floor area of the ADU would be more than eight hundred square feet.

2. Development Standards. ADUs shall meet all development standards required for residential structures per the base zone requirements (e.g., building height, setbacks, lot coverage, building design, etc.) except for the following:

- a. Density. ADUs are exempt from the maximum density standard in the base zone in which the ADU is located; provided, that all other base zone standards are met.
- b. Conversion of Nonconforming Structures. Conversion of an existing legally nonconforming structure to an ADU is allowed; provided, that the conversion does not increase the nonconformity and the structure complies with the Oregon Residential Specialty Code.
- c. Parking. In accordance with ORS [197.312](#), off-street parking shall not be required to approve an ADU.
- d. Rear Yard Setback. The rear yard setback for ADUs shall be five feet.
- e. Building Height. Except for units constructed above a detached garage (e.g., carriage units), detached ADUs shall be limited to single-story construction and shall not exceed twenty-five feet in building height per the accessory building height standards set forth in Section [17.60.030](#)(C)(1).

3. Other Standards.

- a. Unit Separation. For attached and interior ADUs, the primary dwelling and ADU shall be distinct with wall separation, separate building entrances and visible addresses.
- b. Utilities. Separate utility connections may be provided at the applicant's discretion. Separate connections are not required.

- c. Transfer Prohibited. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property. (Ord. 2064 §3(part), 2020).

17.22.085 Manufactured Home Parks

- A. Purpose. The purpose of this section is to provide standards for the establishment, expansion, and modification of manufactured home parks in a manner that protects public health and safety, ensures adequate infrastructure and access, and complies with applicable state and federal law governing manufactured housing.
- B. Applicability.
 - 1. This section applies to all manufactured home parks and mobile home parks, including:
 - a. New parks;
 - b. Expansion of existing parks; and
 - c. Major modification of existing parks.
 - 2. Manufactured dwellings located on individual lots are regulated under CPMC 17.22.050 and are not subject to this section.
- C. Permitted Location. Manufactured home parks are permitted in zoning districts where identified in Table 17.20.01, subject to compliance with this section and applicable development standards.
- D. Review Procedure
 - 1. Manufactured home parks shall be reviewed through Site Plan and Architectural Review (SPAR) pursuant to CPMC 17.72.
 - 2. The review shall be limited to compliance with:
 - a. Applicable clear and objective standards of this title; and
 - b. State siting, health, and safety requirements.
 - 3. Discretionary review shall not be applied in a manner that has the effect of discouraging or precluding manufactured home parks permitted by state law.
- E. Site Requirements

1. Minimum Site Area.

No minimum site area is established. Manufactured home parks shall be of sufficient size to comply with applicable state siting, health, safety, and infrastructure standards.

2. Density.

Park density shall comply with the gross density range of the underlying zoning district, unless otherwise required by state law.

3. Circulation and Access.

Internal streets, emergency access, and circulation shall comply with:

- a. ORS 446 and applicable OARs; and
- b. City Public Works and Fire Department access requirements.

4. Utilities. Parks shall be served by approved water, sanitary sewer, storm drainage, and utility systems consistent with City standards and state requirements.

F. Manufactured Dwelling Spaces

- 1. Manufactured dwelling spaces shall comply with ORS 446.100 and applicable administrative rules, including minimum space size, separation, and setbacks.
- 2. No manufactured dwelling shall encroach into required accessways, walkways, or emergency access areas.

G. Common Facilities and Open Space

- 1. Common facilities, recreational areas, and accessory uses shall be permitted where accessory to the primary park use.
- 2. Required open space, if provided, shall be designed for resident use and shall not be used solely for stormwater detention unless allowed by state law.

H. Modifications and Expansions. Expansion or major modification of an existing manufactured home park shall be reviewed pursuant to this section and CPMC 17.72, limited to the area of expansion or modification.

I. State Law Compliance

- 1. Manufactured dwellings and manufactured home parks shall comply with:
 - a. HB 4064 (2022);
 - b. SB 458 (2021);

- c. ORS Chapter 446; and
 - d. All other applicable state and federal laws.
2. No standard shall be applied that has the effect of excluding or discouraging manufactured housing permitted under state law.
 3. Where local standards conflict with state or federal law, state or federal law shall govern.

17.22.090 Mixed Housing Developments (R-2/LMR, and R-3/MMR Zones)

A. Purpose. This section allows single-family detached dwelling units in R-2 and R-3 zones as part of larger mixed housing developments that achieve enhanced density and housing type diversity.

B. Applicability. In R-2 (LMR) and R-3 (MMR) zoning districts, single-family detached dwelling types may be included in developments that meet the standards of this section.

C. Minimum Project Size. This provision applies to developments of 1 acre or larger.

D. Enhanced Density Requirement. Developments including single-family detached units shall achieve the following minimum gross densities:

1. R-2 (LMR) Zone: 9 dwelling units per gross acre; and
2. R-3 (MMR) Zone: 24 dwelling units per gross acre.

E. Maximum Single-Family Component. No more than 50 percent of the total dwelling units in the development may be single-family detached units.

F. Housing Type Diversity. The development shall include at least two different middle housing types (such as duplex, triplex, fourplex, cottage cluster, or townhouse) or multifamily housing in addition to single-family detached units.

G. Dimensional and Design Standards.

1. Each dwelling unit type shall comply with applicable dimensional standards in Table 17.20.02 and site development standards of the zoning district.
2. All dwelling units shall comply with design standards in CPMC 17.22.030.

H. Review Process. Developments under this section shall be subject to Site Plan and Architectural Review pursuant to Chapter 17.72.

Table 2
TOD District Zoning Standards

Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net-Gross Acre (f)							
Maximum	1220	3250	NA	NA	NA	NA	NA
Minimum	67	2045	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 1,800 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Duplexes	3,000 SF (I)	2,700 SF (I)	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 (I)	2,700 SF (I)	1,500 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width							
Large single-family	50'45'	NA	NA	NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Duplexes	50'	30'	18'	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks (k)							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	0'/15'	0'/5'	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	10'/NA	10'/NA	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	10'	10'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of site area (h)	15% of site area	15% of site area	NA
Housing Mix							
Required housing types as listed under Residential in Table 1.	< 16 units in development: 1 housing type.			NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
	16--40 units in development: 2 housing types. > 40 units in development: 3 or more housing types (plus approved master plan)						

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 Gross~~ acre equals the area remaining after deducting environmental lands, including floodways, wetlands, and riparian corridors. ~~exclusive employment areas, exclusive civic areas and right-of-way.~~
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.
- (j) Rooftop gardens can be used to help meet this requirement.

(k) Where a building setback abuts a public utility easement (PUE), the building setback shall be measured from the furthest protrusion or overhang for the structure to avoid utility conflicts.

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

(Ord. 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).

April 9, 2026

Central Point Citizens Advisory Committee

City Hall, Central Point, OR 97502

CAC Members,

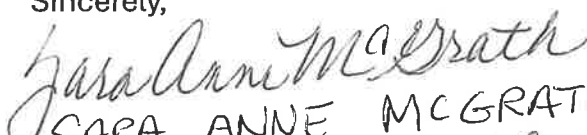
We, as property owners in and around Central Point's Urban Growth Boundary, are pleased to see the City's work on updating the residential design standards. We recognize the need to update the standards to comply with changes in state laws. Although we support the majority of the proposed changes, there are some requirements that could significantly restrain new home building in the future. The Builders Association of Southern Oregon has addressed these concerns in a letter that they submitted to the City on April 6th that we urge you to read. That letter is included in this correspondence.

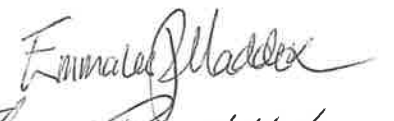
The City is rightfully proud of the Twin Creeks development as it is an example of a well planned and constructed Transit Oriented Development (TOD). Bret Moore, in coordination with the City's Planning Department, set the gold standard for developments in the Rogue Valley with Twin Creeks. However, it is unfortunate that we don't have public transit available in Twin Creeks and with the financial difficulties of RVTB, there is no guarantee that the future will be different. So, to set the entire City's residential design standards on a TOD model does not seem practical.

When you read the Builders' letter, you will see that the restrictions on garages are the primary impediment to making their core house design plans meet the clear and objective standards. According to data provided by City staff at the April 7th Planning Commission and CAC study session, about 90% of the cities in Oregon have design standards that require a minimum setback for the garage from the property line or Right of Way, but no other restrictions on garages. These cities include Medford and Bend along with Salem and Springfield. The proposed garage placement standards under consideration would be among the most restrictive in the state, joining Portland and Oregon City in that group.

Builders need clear and objective standards that they can evaluate up front as to their interest in building in Central Point. To seek relief from unworkable standards through a discretionary process, after already spending 100's of thousands of dollars to reach that point, is not an attractive pathway for builders.

Sincerely,


SARA ANNE MCGRATH
WIEDMAN FAMILY LLC

 
 
Sharon L. Melnick
Byron Higinbotham





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Medford, OR 97504
541.773.2872
www.buildso.org

6 April 2026

City of Central Point
140 South 3rd Street
Central Point, OR 97502

Re: Residential Design Standard Changes and the Impact to Central Point Housing Production

Dear Mayor Browning and Members of the City Council,

On behalf of the Builders Association Southern Oregon (BASO), thank you for the City's continued efforts to address housing needs in Central Point and for revisiting existing residential design standards. Central Point's December 2025 median home price was \$410,186 (Zillow). The 2026 Oregon Housing Needs Analysis (OHNA) has determined that the City will need 385 housing units over the next 20 years priced for households earning 81%-120% AMI (\$74,844 - \$110,880 for a family of four, according to H.U.D.). Under such realities, BASO and our members commend the City's commitment to housing affordability and availability.

Yet while we understand the intent of proposed code amendments currently under consideration, we remain concerned that several design standards (both existing and proposed) significantly limit homebuilders' ability to deliver housing priced for local families, workforce, and retirees. BASO respectfully requests that the City Council and the Community Development department consider additional code refinements that would meaningfully expand housing options while still achieving City objectives—particularly for entry-level and attainable housing.

We specifically request your attention to the following:

- **Garage Recess Requirements**

Reducing the minimum garage recess from 10 feet to 5 feet is helpful; however, the continued prohibition on flush or dominant garages still limits floorplan options. For many entry-level home designs, this prohibition increases cost and reduces usable living space.

- **Garage Width Limitation**

Increasing allowable garage width from 45% to 50% of the front façade is an improvement but remains restrictive when paired with the above recess

standard. Together, these requirements substantially narrow the range of feasible plans.

- **Front Porch Width Requirement**

The minimum 8 foot porch width further compounds feasibility challenges when combined with the above garage standards, limiting flexibility in layout and affordability.

Collectively, these standards allow for only 1-3 frontloaded home plans from a typical builder's core offerings to be constructed in Central Point. This constraint limits housing supply, reduces consumer choice, reduces housing variety within neighborhoods, and places upward pressure on single-family home prices.

We understand the City's interest in promoting alley loaded development and agree it can play an important role in a diverse housing strategy. However, alley loaded homes are not feasible in all locations or price points. In addition, alley-load construction creates more right-of-way (ROW) installation and maintenance costs, and can create unintended parking issues for HOAs to manage. A balanced approach that accommodates both alley loaded and frontloaded housing is essential to meeting local housing needs.

We respectfully encourage the City to consider additional refinements that would meaningfully expand housing options in Central Point while still achieving design objectives—particularly for entry-level and attainable housing.

BASO and our members remain committed to working collaboratively with the City and appreciate the opportunity to provide input as code revisions move forward.

Sincerely,

Dr. Joey Minear

Chief Executive Officer

Builders Association of Southern Oregon

Phone: 541-773-2872 Email: Joey@buildso.org

cc: Stephanie Powers, Planning Director
Justin Gindlesperger, Community Planner II