

CITY COUNCIL MEETING AGENDA

July 16, 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. 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.

50. Public Agency Comments

60. Consent Agenda

- A. Approval of June 25, 2026, Meeting Minutes
- B. OLCC Application - Tiffany's Market Place

70. Items Removed from the Consent Agenda

80. Public Hearing

Public comments will be allowed on items under this part of the agenda following a brief staff report presenting the item and action requested. The presiding officer may limit testimony.

For land use matters and other quasi-judicial appeals: Comments are limited to a total of 30 minutes for applicants and/or their representatives. They may request a 5-minute rebuttal time. Appellants and/or their representatives are limited to a total of 30 minutes and if the applicant is not the appellant they will also be allowed a total of 30 minutes. All other participants are limited to 4 minutes.

For matters that are legislative or administrative and are not quasi-judicial: Comments are limited to 4 minutes per individual, group or organization.

Please complete a public comment form before speaking.

- A. Resolution of intent to apply for the 2026 Community Development Block Grant from Business Oregon for the RVCOG Food Bank Commercial Kitchen
Matt Samitore, Parks and Public Works Director

90. Ordinances and Resolutions

- A. Ordinance Amending Title 6 to Allow Miniature Pigs
Sydney Dreyer, City Attorney
- B. A Resolution of Intent to Initiate an Amendment to the Land Use Element of the Comprehensive Plan Clarifying the Application of Residential (R) Zones and the Transit Oriented Development (TOD) Overlay to Lands within the Urban Growth Boundary
Stephanie Powers, Planning Director

100. Business

- A. Drone Discussion
Matt Samitore, Parks and Public Works Director
- B. Discussion regarding allowing goats in city limits for fire suppression
- C. Central Point Chamber of Commerce - Request for Funding Increase
Chris Clayton, City Manager
- D. Planning Commission Report

110. Mayor's Report

120. City Manager's Report

130. Council Reports

140. Department Reports

150. Executive Session

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 Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

160. 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

June 25, 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, Ward II Kelley Johnson, Ward IV Brian Whitaker, At Large Michael Quilty , Ward III Sarah Roberts

The following members were absent: Ward I Neil Olsen, At Large Rob Hernandez

The following staff were also present: City Manager Chris Clayton, City Attorney Sydnee Dreyer, Parks and Public Works Director/Assistant City Manager Matt Samitore, Police Chief Scott Logue, Finance Director Tessa DeLine, Park Planner Dave Jacob, and City Recorder/Assistant Finance Director Rachel Neuenschwander

4 Public Comments

5 Public Agency Comments

6 Consent Agenda

A. Approval of June 11, 2026, Meeting Minutes

Motion: Approve

Moved By: Michael Quilty

Seconded by: Brian Whitaker

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

7 Items Removed from the Consent Agenda

8 Public Hearing

Mayor Browning read the public hearing statement which she advised applied to the following three public hearings. She asked council members to declare any conflicts of interest for any of the public hearings on the agenda; none were declared.

A. Resolution Granting Extension to Spectrum Franchise Agreement

City Attorney Sydnee Dreyer presented a resolution to extend the existing Spectrum franchise agreement for an additional ten years with no substantive changes to the current terms. Council discussion focused on whether any new terms or service impacts were proposed; staff explained that the action was only a term extension and that the City had not experienced issues under the current agreement.

Mayor Browning opened the public hearing. No public testimony was received and the hearing was closed.

Motion: Approve

Moved By: Sarah Roberts

Seconded by: Brian Whitaker

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

Sarah Roberts moved to approve Resolution No. 1874, a Resolution of the City of Central Point granting an extension to that Franchise Agreement with Spectrum Pacific West, LLC.

B. A Resolution Electing to Receive State Revenue Sharing Funds for Fiscal Year July 1, 2026, through June 30, 2027

Finance Director Tessa DeLine reported that the City had met all eligibility requirements to receive state revenue sharing funds and estimated receipts of approximately \$1,554,000 from highway, liquor, and cigarette tax revenues. Council discussion clarified that these were ongoing revenues already incorporated into the budget and not new one-time funds.

Mayor Browning opened the public hearing. No public testimony was

received, and the hearing was closed.

Motion: Approve

Moved By: Sarah Roberts

Seconded by: Michael Quilty

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

Sarah Roberts moved to approve Resolution No. 1875, a Resolution electing to receive State Revenue Sharing Funds for fiscal year July 1, 2026, through June 30, 2027.

C. A Resolution to Levy Taxes for the Fiscal Year July 1, 2026, through June 30, 2027

Finance Director Tessa DeLine presented the annual tax levy resolution for the second year of the biennial budget, setting the property tax rate at \$4.47 per \$1,000 of assessed value and estimating approximately \$7.4 million in tax revenue. Council discussion included a request for clearer budget breakdowns and clarification that the action was not a new voter-approved levy, but the annual certification required to collect existing city taxes. Staff also noted that current collections were slightly below the historical average due in part to a large property tax appeal in Jackson County.

Mayor Browning opened the public hearing, no public testimony was received, and the public hearing was closed.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Kelley Johnson

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

Michael Quilty moved to approve Resolution No. 1876, a Resolution to Levy Taxes for the Fiscal Year July 1, 2026, through June 30, 2027.

9 Ordinances and Resolutions

A. A Resolution Approving Appointments and Adopting General Procedures for the Fiscal Year 2026-2027

Finance Director Tessa DeLine presented the annual resolution confirming appointments, compensation for elected officials, and

standard financial administration procedures for the fiscal year.

Motion: Approve

Moved By: Sarah Roberts

Seconded by: Brian Whitaker

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

Sarah Roberts moved to approve Resolution No. 1877, a Resolution approving appointments and adopting general procedures for fiscal year 2026-2027.

B. A Resolution Certifying the Provision of Municipal Services by the City of Central Point, Oregon

Finance Director Tessa DeLine presented a resolution certifying that the City provides the municipal services required to remain eligible for state shared revenues.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Brian Whitaker

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

Michael Quilty moved to approve Resolution No. 1878, a Resolution Certifying the Provision of Municipal Services by the City of Central Point, Oregon.

C. A Resolution Accepting the Proposal of MRC Recreation/GameTime for the Don Jones Memorial Park Inclusive Playground Design, Equipment Supply and Installation Project and Authorizing the City Manager to Execute a Contract.

Park Planner Dave Jacob presented the proposed replacement of the Don Jones Memorial Park playground, noting the existing playground was installed in 2008 and had experienced substantial wear, reduced accessibility, and loss of play components. Following a competitive request for proposals process, MRC Recreation/GameTime was recommended as the best overall value based on design quality, accessibility, pricing, and project approach. The total contract amount was reported as approximately \$1,077,984.22, with grant funding to cover 60 percent of the cost. Council clarified that the splash pad would remain and that installation services were included within the proposal.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Kelley Johnson

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

Michael Quilty moved to approve Resolution No. 1879, a Resolution Accepting the Proposal of MRC Recreation/GameTime for the Don Jones Memorial Park Inclusive Playground Design, Equipment Supply and Installation Project and Authorizing the City Manager to Execute a Contract.

D. 2026 Pavement Maintenance Project

Parks and Public Works Director/Assistant City Manager Matt Samitore presented the annual pavement maintenance project, reporting that two proposals were received and that Knife River Materials submitted the lowest qualified bid. Staff noted the project scope had been scaled back to preserve funding for ADA sidewalk compliance work associated with the future 10th Street project.

Motion: Approve

Moved By: Sarah Roberts

Seconded by: Brian Whitaker

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

Sarah Roberts moved to approve Resolution No. 1880, a Resolution accepting the lowest qualified bid from Knife River Materials, for the construction of the 2026 Pavement Maintenance Project and authorizing the City Manager to sign the contract.

10 Business

A. Parks Commission Reports February and May 2026

Parks and Public Works Director/Assistant City Manager Matt Samitore summarized recent Parks Commission activities, including the addition of a council liaison, progress on ADA improvements at Twin Creeks Park, and upcoming work at Don Jones Park. Staff also reported continued challenges in identifying a location for a dog park due to floodplain restrictions and neighborhood concerns, no responses to an arboretum-related request for proposals at Skyrman Park, and ongoing difficulties maintaining quorum and momentum for the Arts Commission. The possibility of future restructuring or disbandment of the Arts Commission was noted.

11 Mayor's Report

Mayor Browning reported attending the Grocery Outlet ribbon cutting, a regional mayor meeting in Jacksonville, the recent study session, and preparations for the upcoming Fourth of July celebration.

12 City Manager's Report

City Manager Chris Clayton reported that a military flyover had been confirmed for the Fourth of July parade after earlier uncertainty, and parade timing was being adjusted accordingly. He also noted the City's appreciation for assistance provided by the Humane Society in a recent animal abuse case, discussed regional utility rate increases and the importance of proactive fee planning, provided a development update regarding property near Beall Lane and Pittview, reported that homecoming parade route discussions with the school district were ongoing, and announced the departure of one of the City's Planning employee to accept a position in Grants Pass.

13 Council Reports

Council members reported attendance at recent city, school, transportation, and regional governance meetings, as well as the Grocery Outlet ribbon cutting. Reports included updates on regional transportation and freight discussions, social service and caregiver support programming, school district activities, summer meal participation, natural resources career education, opioid prevention efforts, and concerns regarding reduced jail capacity. Council also raised concern about unpermitted electrical work by private contractors and encouraged continued public reporting of such issues to the City.

14 Department Reports

Department reports included an update on the sale of surplus property at Don Jones Park which is moving forward, and that proceeds were expected to support an additional gazebo in the park. Staff also reported that redevelopment activity on Pine Street was progressing, and that the Horse Blanket property project remained in final engineering with anticipated movement later in the summer.

15 Adjournment

Mike Quilty moved to adjourn, all said aye, and the meeting was adjourned at 6:56PM.

The foregoing minutes of the June 25, 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: July 16, 2026

STAFF CONTACT:

SUBJECT: OLCC Application - Tiffany's Market Place

SUMMARY AND BACKGROUND:

The City has received an application for Tiffany's Marketplace, which will be located at 211 N Front St.

Oregon Revised Statutes (ORS) require that Oregon Liquor and Cannabis Commission (OLCC) applications for new licenses and changes of ownership be approved by the City Council. The Planning Department has confirmed that the business is permitted at the proposed new location, and the business license application has been reviewed by all other city departments.

ATTACHMENTS/EXHIBITS:

1. OLCC Application - Tiffanys Marketplace



OREGON LIQUOR & CANNABIS COMMISSION

Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): TIFFANY'S Market place / Tiffany Jackson
Proposed Trade Name: TIFFANY'S Marketplace
IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed *by the local government* for this form to be accepted with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: Central Point Optional Date Received Stamp
Date Application Received: 6/24/24
Received by: Rachel Neuenschwander

Section 3 – Recommendation - To be completed by Local Government:

- ☐ Recommend this license be granted
☐ Recommend this license be denied (Please include documentation that meets OAR 845-005-0308)
☐ No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.



OREGON LIQUOR & CANNABIS COMMISSION
Local Government Recommendation – Liquor License

Annual Liquor License Types

Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): Tiffany's Marketplace / Tiffany Jackson

Proposed Trade Name: Tiffany's Marketplace

Premises Address: 211 N. Front St. Central Point, OR

Unit:

City: Central Point, OR

County: Jackson

Zip: 97502

Application Type: ☒ New License Application

☐ Change of Ownership

☐ Change of Location

License Type: Limited On-Premise

☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Tiffany Jackson

Phone: 541 531 7442

Mailing Address: 6044 Tolo Rd

City: Central Point

State: Oregon

Zip: 97502

Email Address: tiffanysmarketplace2026@gmail.com

Business Details

Please check all that apply to your proposed business operations at this location:

☐ Manufacturing/Production

☐ Retail Off-Premises Sales

☒ Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

☒ Indoor Consumption

☒ Outdoor Consumption

☒ Proposing to Allow Minors

Section 1 continued on next page



DEPARTMENT: Public Works

MEETING DATE: July 16, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution of intent to apply for the 2026 Community Development Block Grant from Business Oregon for the RVCOG Food Bank Commercial Kitchen

SUMMARY AND BACKGROUND:

Recently, the City closed on the sale of the former Public Works shop property at 399 S. 5th Street to the Rogue Valley Council of Governments (RVCOG). RVCOG purchased the property to relocate its Food and Friends senior nutrition and food bank operations to the site. RVCOG proposes to renovate the facility and develop a commercial kitchen to support senior meal preparation and regional food bank distribution.

To help fund the renovation and kitchen build-out, RVCOG has requested that the City sponsor an application for a 2026 CDBG award from Business Oregon. CDBG funds originate with the U.S. Department of Housing and Urban Development and are administered by Business Oregon for non-metropolitan cities and counties. The funds may be used for public facilities and housing improvements primarily benefiting persons of low and moderate income. Approximately \$11.5 million will be awarded statewide in 2026, and the maximum award to a single city is \$1,500,000.

RVCOG is not itself an eligible applicant, so the City would serve as the applicant and grantee. RVCOG used this same structure successfully with Josephine County for its Senior Resource Center project, in which RVCOG performed all application and administration work and the county served as the pass-through entity for reimbursement requests. RVCOG has proposed the same arrangement here, which limits the demand on City staff. Senior nutrition programs are a presumed-benefit category under the CDBG program, which simplifies documentation that the Project serves low and moderate income persons.

The application will proceed in two steps under the Fall 2026 cycle. The pre-application (intake) window opened July 1 and closes at the end of July, and it must include the public hearing documentation, project budget, and project description. If the pre-application is successful, the full application is due by the end of September. RVCOG is finalizing project costing now, and its Community Development staff will prepare the application materials.

Staff has worked through the primary questions this arrangement raises:

- Administrative burden. RVCOG will perform day-to-day grant administration, with the City acting as the pass-through for reimbursement requests and distribution of funds to RVCOG. City involvement is expected to be limited to finance processing and grant signature authority.
- Cash flow. The structure is reimbursement based, and staff does not anticipate the City fronting significant project costs. The proposed resolution states that nothing in it obligates City funds, and the intergovernmental agreement described below will confirm the cash flow mechanics and financial controls to the satisfaction of the Finance Director.
- Conflict of interest. Because RVCOG would administer a grant for which it is also the beneficiary, staff has flagged the federal conflict of interest provisions at 24 CFR 570.611 for resolution with Business Oregon before the application is submitted.
- Documentation. Staff and the City Attorney recommend an intergovernmental agreement between the City and RVCOG delineating responsibilities for administration, reimbursement processing, recordkeeping, and audit compliance. The proposed resolution directs staff to negotiate that agreement and return it to Council for approval before any grant contract is executed.

This Project is a strong fit for the City. It puts a former City facility back into productive community use, supports a longtime regional partner, and delivers a service that directly benefits low and moderate income seniors in Central Point and the surrounding area, all with minimal demand on City resources.

PREVIOUSLY DISCUSSED/DECIDED:

Sale of 399 S. 5th to RVCOG for a commercial kitchen.

FINANCIAL ANALYSIS:

No direct fiscal impact is anticipated. The Project would be funded through CDBG grant proceeds and RVCOG resources, with the City serving as pass-through for reimbursements. Staff time for finance processing and grant oversight will be absorbed within existing budgets. The intergovernmental agreement will define financial controls before any funds move through the City.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

STRATEGY 3 – Communicate, collaborate, and partner with other governmental agencies, public and private enterprises to pool and/or leverage resources to achieve optimal outcomes for the community.

ATTACHMENTS/EXHIBITS:

1. Resolution_of_Intent_CDBG_RVCOG_Commercial_Kitchen

STAFF RECOMMENDATION:

Approve resolution of intent to apply for a 2026 Community Development Block Grant from Business Oregon in support of the Rogue Valley Council of Governments Food Bank Commercial Kitchen Project.

RECOMMENDED MOTION:

Approve Resolution No. _____, a resolution of intent to apply for a 2026 Community Development Block Grant from Business Oregon in support of the Rogue Valley Council of Governments Food Bank Commercial Kitchen Project.

RESOLUTION NO. _____

**A RESOLUTION OF INTENT TO APPLY FOR A 2026 COMMUNITY
DEVELOPMENT BLOCK GRANT FROM BUSINESS OREGON IN SUPPORT OF THE
ROGUE VALLEY COUNCIL OF GOVERNMENTS FOOD BANK COMMERCIAL
KITCHEN PROJECT**

WHEREAS, the City of Central Point is a non-metropolitan city eligible to apply for a 2026 Community Development Block Grant (CDBG) from Business Oregon, with funds originating from the U.S. Department of Housing and Urban Development for public facilities and housing improvements primarily benefiting persons of low and moderate income; and

WHEREAS, the Rogue Valley Council of Governments (RVCOG) has acquired from the City the former Public Works shop property located at 399 S. 5th Street, Central Point, Oregon, for the purpose of relocating its Food and Friends senior nutrition and food bank operations to that site; and

WHEREAS, RVCOG proposes to renovate the facility and develop a commercial kitchen to support senior meal preparation and food bank distribution serving low and moderate income persons throughout the region (the “Project”); and

WHEREAS, RVCOG is not itself an eligible CDBG applicant and has requested that the City serve as the applicant and grantee for the Project, with RVCOG performing the day-to-day grant administration and the City serving as the pass-through entity for reimbursement requests and distribution of grant funds; and

WHEREAS, the maximum CDBG award available to a city for the 2026 program year is \$1,500,000; and

WHEREAS, in accordance with the citizen participation requirements of the Oregon CDBG program, notice of a public hearing was published and posted as required by law, and the City Council held a public hearing on July 16, 2026 to obtain citizen views on community development and housing needs, particularly the needs of low and moderate income persons, and on the proposed Project; and

WHEREAS, the City Council has considered all oral and written comments received and finds that submission of a CDBG application in support of the Project serves the interests of the City and the region; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTRAL POINT,
OREGON, AS FOLLOWS:**

Section 1. Intent to Apply. The City Council declares its intent to support development of the RVCOG Food Bank Commercial Kitchen Project at 399 S. 5th Street and authorizes submission of a pre-application and, if invited, a full application to Business Oregon for a 2026 Community Development Block Grant for the Project in an amount not to exceed \$1,500,000.

Section 2. Authorized Official. The City Manager, or the City Manager's designee, is authorized to execute and submit the pre-application, the application, and all certifications, assurances, and related documents required by Business Oregon in connection with the application, and, if the grant is awarded, to execute the grant contract and related documents on behalf of the City, subject to review by the City Attorney.

Section 3. Intergovernmental Agreement. The City Council directs staff to negotiate an intergovernmental agreement with RVCOG delineating the responsibilities of each party for grant administration, reimbursement processing, financial controls, recordkeeping, audit compliance, and resolution of any conflict of interest matters under 24 CFR 570.611, to be brought back to the Council for approval prior to execution of any grant contract.

Section 4. No Obligation of City Funds. Nothing in this resolution obligates the City to expend City funds on the Project. Project costs are anticipated to be funded through CDBG grant proceeds and resources provided by RVCOG.

Section 5. Effective Date. This resolution shall take effect upon adoption.

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

Mayor

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: July 16, 2026

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Ordinance Amending Title 6 to Allow Miniature Pigs

SUMMARY AND BACKGROUND:

The City Council received a request from a member of the public requesting consideration of an ordinance amendment to allow miniature pot-bellied pigs in City limits.

A number of cities in Oregon allow miniature pot-bellied pigs, typically subject to limitations on the number of such pets, and the height and weight of the pig which is similar to large dog breeds.

Staff reviewed a number of ordinances from other cities and proposed the draft ordinance which limits the number of such pets on any lot to 2, with a maximum height of 22 inches and a maximum weight of 150 pounds. Additionally, the ordinance requires owners/custodians to remain in control of the animals, to leash them when off property, to clean up after them, etc.

Enforcement is subject to the provisions of Chapter 6.12 which declares a violation to be declared a public nuisance, enforceable under Chapter 8.04, as well the general penalty provisions of Chapter 1.16.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

COMMUNITY INVESTMENT

GOAL 2 - Be a city filled with happy, healthy people who are thriving.

COMMUNITY ENGAGEMENT

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

STRATEGY 2 – Utilize practical communication approaches to reach and engage as many community members as possible. Adapt approaches as preferences in the community change.

ATTACHMENTS/EXHIBITS:

1. Potbelly Pig Ordinance

STAFF RECOMMENDATION:

Make a motion to forward to a second reading as presented, or with revisions.

RECOMMENDED MOTION:

I move to forward to a second reading that Ordinance amending Title 6 - to amend in part Chapter 6.06.010 and add Chapter 6.07 to allow miniature pot-bellied pigs in city limits.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 - TO AMEND IN PART CHAPTER 6.06.010 AND ADD
CHAPTER 6.07 TO ALLOW MINIATURE POT-BELLIED PIGS IN CITY LIMITS

RECITALS:

- A. Pursuant to CPMC, Chapter 1.01.040, the City Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- B. The City Council received a request from a member of the public requesting consideration of an ordinance amendment to allow miniature pot-bellied pigs in City limits.
- C. The City Council finds that it is in the public interest to allow such animals in City limits, subject to limitations as to the number and size of such pets.
- D. Words ~~lined through~~ are to be deleted and words **in bold** are added.

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

SECTION 1. Central Point Municipal Code § 6.06.010 Prohibited Animals is amended in part to read:

No horse, mule, donkey, pony, cow, pig, goat, sheep, llama, rooster, or animal raised for commercial purposes shall be kept within the city limits. **Notwithstanding the foregoing, miniature pot-bellied pigs are permitted inside city limits subject to the conditions in Chapter 6.07.** (Ord. 1901 § 2(part), 2007)

SECTION 2. Central Point Municipal Code Title 6 is hereby amended to add a new Chapter 6.07.010 Miniature Pigs to read as follows:

6.07.010 Miniature Pigs

Miniature pot-bellied pigs are permitted inside the city limits subject to the following:

- A. A maximum of two miniature pot-bellied pigs, commonly referred to as Vietnamese, Chinese or Asian Pot-Bellied pigs, may be kept within or upon any parcel of land or dwelling unit within the city limits provided that each pig's maximum adult height is no greater than 22-inches at the shoulder and it weighs no more than 150 pounds.

B. Prior permission must be granted by the owner of such land or dwelling unit in which a miniature pot-bellied pig is kept or maintained.

C. Any male miniature pot-bellied pig over four months old must be neutered. Any female miniature pot-bellied pig over four months old must be spayed unless the owner provides a written statement signed by a licensed veterinarian that spaying would endanger the life of the pig.

D. Any person or persons owning or having charge, care, custody, or control of any miniature pot-bellied pig shall not cause, permit, or allow the same to be upon any public place or private property, other than the property of the person having charge, care, custody, or control unless such pig is restrained by a substantial leash not exceeding six feet in length and is in the charge, care, custody or physical control of a competent person.

E. Any person or persons owning or having charge, care, custody or control of any pot-bellied pig shall not be in violation of Chapter 6.08.010.D.

F. Any person owning or having charge, care, custody, or control of any miniature pot-bellied pig shall be responsible for removing and cleaning up such pig feces on any public or private property, other than the property of the person having charge, custody, or control of such pig.

G. Notwithstanding the above, no such pigs shall be allowed in any park.

H. No breeding of miniature pot-bellied pigs is permitted in the city.

SECTION 3. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-C) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 4. Effective Date. The Central Point City Charter states that an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____ 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Planning **MEETING DATE:** July 16, 2026

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: A Resolution of Intent to Initiate an Amendment to the Land Use Element of the Comprehensive Plan Clarifying the Application of Residential (R) Zones and the Transit Oriented Development (TOD) Overlay to Lands within the Urban Growth Boundary

SUMMARY AND BACKGROUND:

At its April 2026 meeting, the Citizen's Advisory Committee (CAC) recommended that the City Council approve draft amendments to the City's residential zoning districts. Those amendments consolidate residential zoning standards into a single chapter, adopt a gross density standard, expand permitted housing types, and establish a separate chapter of residential use standards, including minimum design requirements and housing-specific use standards.

Following the CAC's recommendation, property owners in Urban Growth Boundary (UGB) areas acknowledged in 2022 raised a concern: manufactured dwelling parks are not a permitted housing type in the Transit Oriented Development (TOD) Overlay, which the Land Use Element applies to lands added to the UGB. The TOD Overlay promotes walkable, mixed-use, higher-density neighborhoods organized around transit, and its development standards do not permit manufactured dwelling parks. Because the current framework applies the Overlay to lands brought into the UGB by default, that prohibition extends to those lands even where transit is neither present nor planned. The affected property owners have expressed interest in developing manufactured dwelling parks as a means of providing affordable housing.

The City Council considered the issue at its June 16, 2026 Study Session and directed staff to prepare amendments to both the Land Use Element and the residential zoning standards already under development. The proposed Land Use Element amendment clarifies that conventional residential (R) zones apply to lands in the UGB unless the City Council designates the land within the TOD Overlay by legislative action. Conventional residential zones permit manufactured dwelling parks. This approach is consistent with prior direction from the Planning Commission and CAC, which previously supported continuing to exclude manufactured dwelling parks from the TOD Overlay. The amendment does not eliminate the TOD Overlay or diminish its standards; it changes only how and where the Overlay is applied.

In directing this change, the Council emphasized that moving away from the TOD Overlay as the default designation should not reduce the livability amenities residents

would otherwise receive. Accordingly, the Land Use Element amendment reinforces the Council's preference that residential development provide connected bicycle and pedestrian networks and parks and open spaces, so that residents enjoy an equitable quality of life regardless of proximity to transit. The companion residential code amendments, already initiated, will carry out this direction by establishing standards for residential open space and multimodal connectivity.

Code Amendment Summary

To carry out the Council's direction that residential development provide connected bicycle and pedestrian networks and integrated parks and open spaces regardless of proximity to transit, staff has prepared a set of draft coordinated amendments that establish clear and objective standards for residential open space and multimodal connectivity. The standards are structured so that a single substantive chapter carries the requirement, with the remaining chapters connecting to it by cross-reference. This keeps the code readable and consistent and locates each concept in one place. The amendments affect the following sections:

- **CPMC 17.75.033 (new) — Residential Site Open Space and Connectivity.** Establishes the core standard. Requires qualifying residential development to provide usable open space on a per-unit basis (400 square feet per single-unit and middle housing dwelling; 600 square feet per multifamily dwelling), consolidated into areas the City can reasonably maintain, connected to the surrounding pedestrian and bicycle network, and configured for active and passive recreation. Includes a proportionality cap, fee-in-lieu, credit for proximity to existing or planned parks, and recognition of open space provided through an approved master plan, along with the pedestrian and bicycle connectivity requirements and a new residential pedestrian accessway design standard.
- **CPMC 17.22 — Residential Use Standards.** Adds a clear and objective building-orientation and surveillance requirement for dwellings on lots abutting a pedestrian accessway, so that homes provide "eyes on the path," and clarifies that multifamily open space is provided as required by CPMC 17.75.033.
- **CPMC 16.10 — Tentative Plans.** Adds an approval criterion requiring residential land divisions to comply with the open space and connectivity standards of CPMC 17.75.033.
- **CPMC 17.72 — Site Plan and Architectural Review.** Adds a parallel approval criterion requiring larger residential developments that do not divide land to comply with CPMC 17.75.033, with a coordination provision so that a development is not required to provide open space under both chapters.
- **CPMC 17.75 — Design and Development Standards.** Incorporates the new Section 17.75.033 alongside the existing connectivity standards and the new residential pedestrian accessway design standard, and directs residential building design standards to CPMC 17.22, keeping site-scale open space and connectivity standards together while building design remains with the residential use standards.
- **CPMC 17.57 — Fences.** Adds new Section 17.57.025, limiting fence height along residential pedestrian accessways to forty-two inches and requiring any portion above thirty inches to be at least fifty percent open to view, so that accessways remain visible to and from adjoining properties.

The amendments are presented in their most complete, idealized form to illustrate the full range of livability benefits achievable at both the community and neighborhood scale. Because providing open space and connectivity uses land, staff recognizes that Council's interest in livability extends to the individual lot as well as the community. Staff is analyzing the relationship between these standards and residential lot dimensions and will present that relationship and set out alternative approaches for balancing private-lot livability against community open space during the July 16 meeting. This will allow Council to weigh the tradeoffs and select the balance that best serves the community's goals.

The action before the Council is a Resolution of Intent to initiate the Land Use Element amendment. Adoption authorizes staff to prepare the amendment and set it for public hearing before the Planning Commission and City Council under the City's legislative amendment procedures. This report also presents draft amendment language and the proposed open space and connectivity approach so that the Council may review how the changes would be written before committing to the formal amendment process.

PREVIOUSLY DISCUSSED/DECIDED:

The City Council discussed the conflict between the TOD Overlay's prohibition on manufactured dwelling parks and the availability of affordable housing on newly designated UGB lands at its June 16, 2026 Study Session, and directed staff to prepare amendments to the Land Use Element and the residential zoning standards under development.

The Citizen's Advisory Committee recommended approval of the residential zoning district amendments at its April 2026 meeting. The proposed approach is also consistent with prior Planning Commission and CAC direction to continue excluding manufactured dwelling parks from the TOD Overlay.

FINANCIAL ANALYSIS:

The proposed Resolution of Intent has no direct financial impact. Preparation and processing of the Land Use Element amendment will be accomplished using existing staff resources within the Community Development Department's Planning Division work program. No new appropriations, consultant contracts, or capital expenditures are required to initiate or complete the amendment.

LEGAL ANALYSIS:

The proposed action is a Resolution of Intent initiating a legislative amendment to the Land Use Element of the Comprehensive Plan. Legislative amendments are processed under CPMC Chapter 17.96. The Planning Commission holds the first public hearing and forwards a formal recommendation to the City Council. The City Council then conducts a second public hearing in conjunction with the first reading of the implementing ordinance and renders its final decision following the second reading.

Because the amendment concerns the acknowledged Comprehensive Plan, it is a post-acknowledgment plan amendment subject to the notice requirements of ORS 197.610

and OAR Chapter 660, Division 18. Written notice must be provided to the Department of Land Conservation and Development (DLCD) not less than 35 days prior to the first evidentiary hearing before the Planning Commission. The amendment must be reviewed for consistency with the applicable Statewide Planning Goals and the City's acknowledged Comprehensive Plan, and findings demonstrating that consistency will be prepared as part of the amendment package presented at hearing.

Adoption of the Resolution of Intent does not amend the Land Use Element or commit the Council to a particular outcome. It authorizes staff to prepare the amendment, supporting findings, and required notices, to transmit the 35-day DLCD notice, and to schedule the matter for hearing before the Planning Commission and City Council. The Council will make its final legislative determination following the second reading of the ordinance.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

The proposed amendments advance the Community Investment strategic priority, and align directly with the following strategies under Goal 2 (*Be a city filled with happy, healthy people who are thriving*):

Goal 2, Strategy 2 — Through the land development process, foster the creation of "healthy neighborhoods" that provide safe, connected, and comfortable amenities for residents of all ages and abilities to walk, cycle, play, and access community destinations. (Active lifestyles that include people of all abilities are foundational to health and wellbeing.)

The amendments carry out this strategy through the land development process—the very mechanism Strategy 2 identifies—by establishing clear and objective standards that require residential development to provide connected bicycle and pedestrian networks, including safe, well-designed residential pedestrian accessways. This fosters the "healthy neighborhoods" the strategy describes, creating connections that allow residents of all ages and abilities to walk, cycle, and reach community destinations. By extending this expectation to the conventional residential zones rather than the TOD Overlay alone, the amendments deliver these outcomes equitably to all new residential areas regardless of proximity to transit.

Goal 2, Strategy 5 — Plan, design, build, and maintain a comprehensive system of sustainable facilities, trails, and park spaces, (setting the highest standards) to provide attractive places people will use and enjoy. Acquire additional lands for active and passive recreation use based on current deficiencies and public demands created by increasing population or the environmental and recreational significance of the area. (Be mindful of the budget and plan trail locations.)

The amendments advance this strategy by establishing baseline standards for usable parks and open space integrated into residential development and connected to the surrounding network, supporting a comprehensive system of spaces for both active and passive recreation. The per-unit open space standard, fee-in-lieu, and park-credit mechanisms allow the City to build out its recreation system as growth occurs, calibrated to the demand new development generates—reflecting the strategy's direction to provide recreation lands based on current deficiencies and population

growth while remaining mindful of what the City can reasonably build and maintain.

ATTACHMENTS/EXHIBITS:

1. Resolution of Intent - Land Use Element Amendment
2. Draft Land Use Element Changes
3. CPMC 17.20 Residential Zones (For Reference--No Changes)
4. 17.22 Residential Use Standards (with OS Amendments)
5. Supporting Amendments (16.10, 17.75, 17.72, 17.57)
6. Current Residential Zoning District Standards (For Reference)

STAFF RECOMMENDATION:

Adopt the Resolution of Intent to initiate an amendment to the Land Use Element of the Comprehensive Plan, directing staff to prepare the amendment for public hearing in coordination with the residential code standards for parks, open space, and multimodal connectivity already under development.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution of Intent to initiate an amendment to the Land Use Element of the Comprehensive Plan clarifying the application of Residential (R) zones and the Transit Oriented Development (TOD) Overlay to lands within the Urban Growth Boundary, directing staff to prepare the amendment for public hearing in coordination with the residential code standards for parks, open space, and multimodal connectivity already under development.

RESOLUTION NO. _____

**A RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO THE LAND USE
ELEMENT OF THE COMPREHENSIVE PLAN CLARIFYING THE APPLICATION OF
RESIDENTIAL (R) ZONES AND THE TRANSIT ORIENTED DEVELOPMENT (TOD)
OVERLAY TO LANDS WITHIN THE URBAN GROWTH BOUNDARY, DIRECTING
STAFF TO PREPARE THE AMENDMENT FOR PUBLIC HEARING IN
COORDINATION WITH THE RESIDENTIAL CODE STANDARDS FOR PARKS,
OPEN SPACE, AND MULTIMODAL CONNECTIVITY ALREADY UNDER
DEVELOPMENT**

RECITALS:

- A. An amendment to the Comprehensive Plan and the Central Point Municipal Code (Land Divisions and Zoning) may be initiated by adoption of a resolution of intent by the City Council (Chapter 17.96.200 and 17.10.200, respectively); and
- B. The Land Use Element applies the Transit Oriented Development (TOD) Overlay zones to lands added to the Urban Growth Boundary (UGB), and the TOD Overlay development standards do not permit manufactured dwelling parks as a housing type; and
- C. Because the current framework applies the TOD Overlay to lands brought into the UGB by default, that prohibition extends to those lands even where transit is neither present nor planned, and property owners in UGB areas acknowledged in 2022 have expressed interest in developing manufactured dwelling parks as a means of providing affordable housing; and
- D. The City Council considered the issue at its June 16, 2026 Study Session and finds that conventional residential (R) zones, which permit manufactured dwelling parks, should apply to lands within the UGB unless the City Council designates the land within the TOD Overlay by legislative action, consistent with feedback from the Planning Commission and the Citizens Advisory Committee to continue excluding manufactured dwelling parks from the TOD Overlay; and
- E. The proposed amendment does not eliminate the TOD Overlay or diminish its standards, but changes only how and where the Overlay is applied; and
- F. The City Council emphasized that moving away from the TOD Overlay as the default designation should not reduce the livability amenities residents would otherwise receive, and directed that residential development provide connected bicycle and pedestrian networks and parks and open spaces so that residents enjoy an equitable quality of life regardless of proximity to transit; and

G. The City Council has directed staff to prepare companion amendments to the residential zoning standards already under development to establish clear and objective standards for residential open space and multimodal connectivity, carrying out the direction described above; and

H. The City Council determines that the public necessity, convenience, and general welfare support consideration of such amendments.

The City of Central Point resolves:

Section 1. By this resolution, the City Council authorizes the Community Development Department to proceed with preparation of a proposed amendment to the Comprehensive Plan Land Use Element, and associated amendments to Central Point Municipal Code Titles 16 (Land Divisions) and 17 (Zoning), to:

- Clarify that conventional residential (R) zones apply to lands within the Urban Growth Boundary unless the City Council designates the land within the Transit Oriented Development Overlay by legislative action;
- Establish clear and objective standards for residential open space and for bicycle and pedestrian connectivity, including standards for residential pedestrian accessways; and
- Make conforming amendments to the residential zoning and land division standards necessary to carry out the amendment, including: CPMC 16.10, 17.20, 17.22, 17.57, 17.72, 17.75, and any other additional chapter or section identified as requiring amendment to carry out the changes.

Section 2. Prior to formal adoption of the amendments described in Section 1, the requirements of Chapter 17.96 and 17.10 et seq. of the Central Point Municipal Code shall be met, including public notice, hearings, notice to the Department of Land Conservation and Development, and Planning Commission review and recommendation.

PASSED by the Council and signed by me in authentication of its passage this 16th day of July 2026.

Mayor Tanea W. Browning

ATTEST:

City Recorder

6 Residential Land Use

In 2017, the City's residential land uses accounted for 52% of the City's total urban land area, representing the City's largest single land use classification. For a City the size of Central Point, this share of residential land is historically typical.

The purpose of the residential land use classification is to maintain an adequate supply of buildable land at densities and housing types sufficient to meet the City's projected housing needs, as identified in the Housing Element. The Housing Element establishes not only the total residential acreage needed during the planning period, but also the acreage allocation by density category and housing type.

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

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

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

6.1 Residential Land Use Classifications

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

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

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

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

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Densities
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 4
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 8
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	20 to 50
R-00 (Residential Holding Zone*)	Single-Family Detached + 1 ADU per parcel (interim only)	R-00	Not applicable—Holding Zone until rezoned

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

6.1.1 Very Low Density Residential (VLRes)

Purpose

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

Context

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

Supporting Zoning District

¹⁶ CPMC 17.71 Agricultural Mitigation

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

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

6.1.2 Low Density Residential (LRes)

Purpose

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

Context

LRes accounts for approximately 60% of the City's residential acreage. The minimum density in this classification is 4 dwelling units per gross acre, with a maximum of 8 dwelling units per gross acre (Table 6.3). Within LRes, single-family attached housing is permitted within the LRes classification subject to design standards that assure architectural compatibility with abutting single-family detached dwellings. Design emphasis is placed on massing, fenestration, and pedestrian and vehicular access to ensure each unit retains an individual identity.

Supporting Zoning Districts

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

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

6.1.3 Medium Density Residential (MRes)

Purpose

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

Context

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

The MRes designation includes two zoning districts:

- **R-2**, which applies ~~primarily to older, established areas of the City to all land within the MRes designation outside of the Transit Oriented Development (TOD) Overlay.~~
- **LMR**, a performance-based district applied to ~~new development within the UGB lands in the MRes designation within the TOD Overlay. Properties within the R-2 district may redevelop using LMR standards to avoid non-conforming situations. Additionally, lands within the R-2 district may be developed using LMR development and design standards at the discretion of an applicant at the time of application.~~

Supporting Zoning Districts

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

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

6.1.4 High Density Residential (HRes)

Purpose

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

Context

HRes areas are typically located within 1/2 mile of activity centers or transit facilities.

~~This classification~~The HRes designation includes ~~is supported by~~ three zoning districts:

- ~~R-3, which applies to all land within the HRes designation outside of the TOD Overlay.~~
- ~~MMR, and a performance-based district that applies to HRes lands located within ½ mile of activity centers of transit facilities in the TOD Overlay. Additionally, lands within the R-3 zone may be redeveloped using the MMR development and design standards at the discretion of an applicant at the time of application.~~
- ~~HMR, which applies to HRes lands located within ½ mile or activity centers or transit facilities in the TOD Overlay. - The R-3 district generally applies to older areas of the City under older standards. The MMR and HMR districts apply to new development within the UGB, and overlay districts such as the Transit Oriented Development (TOD) and Central Business District (CBD). The HMR district, the City's highest density residential zone, was originally reserved for TOD areas but is now permitted more broadly under the Land Use Plan Map (Figure 6.1)~~

Supporting Zoning Districts

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

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	20	50	N.A.	N.A.

6.1.5 Residential Holding Zone (R-00)

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

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

The R-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be

rezoned to a zoning district consistent with the applicable residential land use classification.

6.2 Residential Land Use Plan Map

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

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

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

6.3 Residential Development Strategies

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

The following strategies focus on:

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

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

6.3.1 Residential Infill and Redevelopment

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

How:

- Maintain and update the Buildable Lands Inventory (BLI) to identify infill and redevelopment opportunities.
- Support infill development throughout the City where services are available.

- Focus redevelopment in and around the downtown and older neighborhoods, where infrastructure, walkability, and community character create strong opportunities for revitalization.
- Apply the Housing Element's goals and policies for infill and redevelopment to guide project review and policy updates.

6.3.2 Small Town, Neighborhood Preservation, Identification and Livability

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

How:

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

6.4 Residential Zoning & Density Framework

The residential densities shown in the above tables are based on gross acres as defined in Section 6.3. All residential development must meet the minimum density requirement based on its land use classification¹⁷ and the applicable underlying zoning district. The minimum and maximum net lot area shown in the above tables are advisory only. The designation of minimum and maximum lot size for each residential district is the responsibility of the City's Zoning Ordinance, which may be modified from time-to-time provided they comply with the applicable densities set forth in the Housing Element for each associated residential land use classification.

6.4.1 Minimum/Maximum Density Calculation

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

¹⁷ City of Central Point 2018 Housing Element

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

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

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

Gross acreage equals 2.5 acres

Minimum required density 5 units/gross acre.

Maximum allowed density 6 units/gross acre.

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

$2.5 \times 6 = 15$ maximum number of dwelling units.

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

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

Gross acreage equals 2.5 acres minus 1.25 acres ((exempt acreage) = 1.25 acres

Minimum required density 5 units per gross acre.

Maximum allowed density 6 units per gross acre.

$1.25 \times 5 = 6.25$ rounded to 6 minimum number of dwelling units.

$1.25 \times 6 = 7.5$ rounded¹⁸ to 8 maximum number of dwelling units.

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

Over the course of the next 20-year planning period the City will need approximately 250 acres of residential land to meet its expected population growth¹⁹. The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification²⁰ as necessary to meet the minimum density standards of the Housing Element.

Table 6.6 – Proposed Maximum and Minimum Gross Density, Zoning

¹⁸ Conventional rounding method

¹⁹ City of Central Point Housing Element

²⁰ City of Central Point Housing Element

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

Periodically, through the BLI, the need for urban land will be monitored and the UGB amended as necessary to maintain an inventory of vacant land adequate to meet demand (Gross Residential Acres Needed) as noted in Table 7.6. In addition to the above residential acreage need identified in Table 6.6, additional residentially designated acreage will be needed within the residential land use classification to accommodate public parks and open space, and private sector civic uses, and the residential land inventory appropriately adjusted.

6.4.2 Adjustments for Public Parks/Open Space Density Calculation

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

6.4.3 Adjustments for Civic Uses

The designation of Civic lands, as with parks and open space, predominantly responds to residential development. Similar to the provision to adjust residential lands for park and open space development, when civic uses, such as churches, develop within the Residential land use classification, then the residential lands must be appropriately adjusted to accommodate the loss in acreage. As civic uses are developed the change will be reflected in the BLI.

6.4.4 Adjustments for Environmental Lands

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

6.5 Residential Goals and Policies

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

Residential Goals

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

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

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

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

Residential Policies

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

Policy 2: Update the Zoning Ordinance as necessary to incorporate planning innovations, best practices, and technological improvements that benefit the community. To ensure that all residential neighborhoods provide equivalent livability, the Zoning Ordinance shall establish minimum standards for connected bicycle and pedestrian networks, parks, and open spaces applicable to all residential development citywide.

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

Policy 4: Where development of one or more parcels may create obstacles for the future development of others, require the developer to prepare a specific plan

that provides for coordinated access, infrastructure and the development potential of adjacent or potentially landlocked properties.

Policy 5: Residential lands within the Urban Growth Boundary (UGB) shall be designated with conventional residential (R) zones consistent with their adopted land use designation, as shown on the General Land Use Plan (GLUP) Map, unless those lands are within the TOD Overlay boundary adopted by City Council by legislative action.

9 Overlay Districts

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

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

9.1 Central Business District (CBD) Overlay

Purpose

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

Context

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

9.2 Transit Oriented Development (TOD) Overlay

Purpose

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

Context

The TOD Overlay may be applied by the City Council through legislative action for areas with existing or planned transit facilities, as identified in the most current Rogue Valley Transit District (RVTD) Master Plan or supported by written concurrence from RVTD. Within the TOD Overlay, development is encouraged, through a master planning process that integrates housing, office, retail and/or other amenities **integrated** within a half-mile of public transportation. The TOD Overlay includes special zoning districts (e.g. LMR, MMR, HMR, EC, GC, Civic, OS) that establish detailed land use and design standards consistent with the Oregon Transportation Planning Rule.

9.3 Environmental Overlay

Purpose

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

Context

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

The overlay is intended to:

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

9.4 Airport Overlay

Purpose

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

Context

The Airport Overlay includes two mapped subareas:

- **Airport Approach Area.** The Airport Approach area protects approach and departure paths to ensure safe aircraft operations by limiting the type, height and intensity of development.
- **Airport Concern Area.** The Airport Concern area identifies broader areas around the airport where land use conflicts may occur due to noise, safety, or overflight impacts.

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

9.5 Climate Friendly Area (CFA) Overlay

Purpose

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

Context

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

9.6 Exclusive Agriculture (E-A) Overlay

Purpose

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

Context

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

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. **Accessway Frontage and Surveillance.** Where a lot abuts a residential pedestrian accessway meeting CPMC 17.75.031(E)(2), the dwelling on that lot shall provide surveillance of the accessway by meeting at least the following:

- a. Orienting a building façade toward the accessway with at least one habitable-room window facing it; and
- b. Where a side or rear yard abuts the accessway, providing fencing that compliance with the sight-permeable standard of CPMC 17.57.025 for accessway frontage.

e. _____

2.3. **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.

3.4. **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.

Commented [SP1]: This section does not comply with SB 974. There are two options:

1. Delete entirely. Other standards for orientation, transparency, garage placement prevent monotony in form and placement.

2. Focus on Building Form. See redline.

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.~~

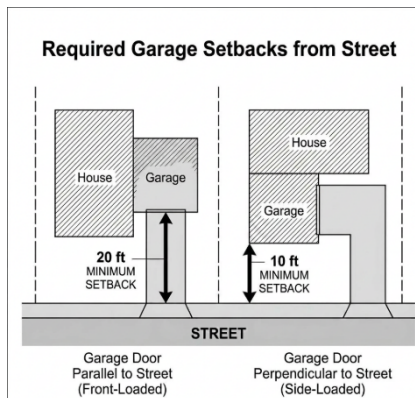
- ii. **Side-Loaded Garages.** Side-loaded garages, where the garage door is oriented perpendicular to the street, are permitted provided that:

- 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 stoops, 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 for multifamily development shall be provided as required by CPMC 17.75.033, Residential Open Space and Connectivity~~shall be provided as required by other applicable~~

~~provisions of this title.~~ This section does not establish ~~minimum-separate~~ 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.

Amendment – CPMC 16.10, Tentative Plans

16.10.050 Approval Criteria

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

1. **Zoning Standards.** The proposed land division is consistent with the applicable zoning district land use and development standards, including but not limited to minimum and maximum density, lot area and dimension requirements;
2. **Buildable Area.** Each lot contains buildable area that can meet applicable setbacks and development standards without relying on prohibited encroachments into constrained lands (e.g. floodplains, riparian setbacks, etc.) or provides approved mitigation consistent with applicable regulations.
3. **Future Development Coordination.** The proposed lots and layout will not preclude future development of the remainder of the property or adjoining lands. Where required, the applicant has submitted a Partial Development Plan demonstrating the logical extension of streets, bicycle/pedestrian connections, utilities, and other improvements across the undivided portion and to adjoining properties;
4. **Street System.** The proposed street system is consistent with the City's Transportation System Plan, Public Works Standards and Specifications for Public Works Construction, and provides safe and efficient circulation.
5. **Street Naming and Addressing.** Proposed street names shall comply with the City's street naming standards and be approved by the City, Fire District #3, and Emergency Services of Southern Oregon (ECSO) to avoid duplication and ensure emergency response efficiency. Official lot addressing shall be assigned at the time of final plat approval in coordination with ECSO and the United States Postal Service. Preliminary addressing may be reviewed at the tentative plan stage for consistency with the proposed street layout, but shall not be considered final until the plat is recorded.
6. **Stormwater Management.** The tentative plan demonstrates that stormwater runoff will be managed consistent with the Rogue Valley Stormwater Quality Design Manual, drains to approved storm facilities, and will not discharge onto adjoining properties.
7. **Adequate Public Facilities.** Public facilities (water, sewer, stormwater, and transportation) are available or can be provided to serve the development, and are consistent with adopted public facility master plans. In meeting this standard, the tentative plan shall demonstrate that all stormwater runoff drains to an approved storm drain and not onto adjoining properties;

8. Access to Lots. Each proposed lot has legal and physical access to a public street or approved private street and meets driveway spacing and sight-distance standards pursuant to the Public Works Standards and Specification for Public Works Construction. Flag lots, where proposed, comply with CPMC 16.36.

B. Blocks and Connectivity. The tentative plan complies with applicable block length/perimeter and connectivity standards set forth in CPMC 17.75.031 unless modified by standards in the Transit Oriented Development (TOD) Overlay (CPMC 17.65) or Climate Friendly Area (CFA) Overlay (CPMC 17.69).

C. Residential Open Space and Connectivity. For residential land divisions subject to CPMC 17.75.033, the tentative plan complies with the open space and connectivity standards of that section.

C.D. Fire and Emergency Access. The street network and site layout provide fire apparatus access, turnarounds, hydrant spacing/flows, and secondary access where required by the Oregon Fire Code and Fire District #3.

D.E. Any proposed private streets are consistent with City standards in CPMC 17.75.039 and the Public Works Standards and Specifications for Public Works Construction and will not interfere with the public street system;

E.F. The proposed tentative plan is consistent with any applicable local, state and/or federal public health or environmental requirements, including but not limited to:

1. Flood damage prevention in CPMC 8.24;
2. Riparian Corridor protection or mitigation pursuant to CPMC 17.60.090(E);
3. Wetland protection or mitigation pursuant requirements administered by the Department of State Lands;
4. Shallow well mitigation per CPMC 17.65.025(B); and,
5. Soil remediation and other site contamination pursuant to requirements administered by the Department of Environmental Quality Voluntary or Independent Clean-up or other programs.

F.G. The proposed subdivision demonstrates conformance with the Agricultural Buffering standards in CPMC 17.71 if the property is adjacent to land zoned Exclusive Farm Use (EFU) in the County.

G-H. The proposal complies with applicable provisions of CPMC Title 17 and other city ordinances.

Amendment – CPMC 17.72, Site Plan & Architectural Review

17.72.040. Approval criteria.

In approving, conditionally approving, or denying any site plan and architectural review application, the approving authority shall base its decision on compliance with the following criteria:

- A. The application is complete in accordance with Section 17.72.030;
- B. The proposal complies with all applicable provisions of the zoning district in which it is located including but not limited to setbacks, building height, lot area and dimensions, density and floor area, lot coverage, building design, etc.;
- C. The proposal includes any required improvements needed to address nonconforming situations in accordance with Chapter 17.56;
- D. The proposal complies with all design and development standards including but not limited to:
 - 1. Chapter 17.75, Design and Development Standards;
 - 2. Chapter 17.67, Design Standards–TOD Overlay;
 - 3. Chapter 17.64, Off-Street Parking and Loading; and
 - 4. Chapter 17.57, Fences;
- E. The proposal complies with the city of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;
- F. The proposal provides for accessible and sufficient fire fighting facilities necessary to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus.
- G. Residential Open Space and Connectivity. For residential development of thirty-five (35) or more dwelling units that does not involve a land division, the proposal complies with the open space and connectivity standards of CPMC 17.75.033. Compliance with CPMC 17.75.033 achieved through a land division satisfies this criterion for the same development, and open space shall not be required under both this chapter and CPMC 16.10 for the same units.

(Ord. 1436 § 2(part), 1981; Ord. 1684 § 67, 1993; Ord. 1702 § 4, 1994; Ord. 1946 (part), 2011; Ord. 2100 § 19 (Exh. D), 2023)

Amendment – CPMC 17.57, Fences

17.57.025 (*NEW*) Fences Along Residential Pedestrian Accessways. Notwithstanding the general fence height standards of this chapter, a fence facing a residential pedestrian accessway shall not exceed forty-two (42) inches in height, and any portion above thirty (30) inches shall be at least fifty (50) percent open to view. This standard applies to the portion of any fence on property abutting the accessway corridor.

Title 17. Zoning

Chapter 17.16. R-L, RESIDENTIAL LOW-DENSITY DISTRICT

§ 17.16.010. Purpose.

The purpose of the R-L district is to provide for a semi-rural residential environment along the periphery of the urban growth boundary which will act as an effective transitional area or buffer between urban and rural land uses and also provide for a development alternative in areas having unusual characteristics that make them less suitable for higher-density residential development.

(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984)

§ 17.16.020. Permitted uses.

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

- A. Single-family dwelling;
- B. Single-family manufactured home, as defined in Section **17.08.010**, and subject to the following conditions:
 - 1. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand square feet.
 - 2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade.
 - 3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width.
 - 4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city.
 - 5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS **455.010**.
 - 6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area.
 - 7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size

requirements with which conventional single-family residential dwellings on the same lot would be required to comply.

C. Accessory uses are permitted as follows:

1. Guesthouse/accessory dwelling unit as defined in Chapter **17.77**;
2. Greenhouse for domestic noncommercial gardening;
3. Personal hobby or work shop;
4. Garage and other storage buildings for personal, noncommercial use.

D. Residential homes.

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

(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984; Ord. 1684 § 28, 1993; Ord. 1981 § 1 (Exh. A), 2014)

§ 17.16.030. Conditional uses.

The following uses and their accessory uses are permitted in the R-L district when authorized in accordance with Chapter **17.76**:

- A. Rest, nursing and convalescent homes;
- B. Cemeteries, mausoleums, columbariums, crematoriums;
- C. Churches and similar religious institutions;
- D. Public and parochial schools;
- E. Public and governmental uses including parks and recreational facilities, fire stations, museums, but not including storage or repair yards, warehouses or similar uses;
- F. The keeping of small animals other than pets as defined in Chapter **17.08**;
- G. Planned unit developments subject to provisions of Chapter **17.68**;
- H. The temporary placement of mobile homes on single lots for the purpose of providing full-time care for the infirm, subject to the provisions of Section **17.60.055**.

(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984; Ord. 1551 § 1, 1985; Ord. 1615 § 6, 1989; Ord. 1684 § 29, 1993)

§ 17.16.040. Height regulations.

No building or structure shall exceed a maximum height of thirty-five feet in the R-L district.

(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984; Ord. 1867 § 2(part), 2006)

§ 17.16.050. Area, width and yard requirements.

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

- A. Lot Area. The lot area shall be a minimum of fifteen thousand square feet.

- B. Lot Width. The lot width shall be a minimum of seventy-five feet.
- C. Front Yard. The front yard shall be a minimum of twenty feet.
- D. Side Yard. Side yards shall be a minimum of ten feet; provided, however, that side yards abutting a street or a proposed or planned future street shall also be subject to the following:
 - 1. Sight distance and clear vision area requirements set forth in the public works standards;
 - 2. Special setback rules set forth in Section **17.60.090**; and
 - 3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.
- E. Rear Yard. The rear yard shall be a minimum of fifteen feet.
- F. Notwithstanding the yard requirements of subsections **C**, **D** and **E** of this section, no dwelling shall be closer than seventy-five feet (including rights-of-way) to land zoned exclusive farm use by Jackson County.
(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984; Ord. 1615 § 22, 1989; Ord. 1723 § 1, 1995; Ord. 1738 § 1, 1996; Ord. 1867 § 2(part), 2006)

§ 17.16.060. Lot coverage.

The maximum permitted aggregate building coverage shall be thirty percent of the total lot area in the R-L district.

(Ord. 1436 § 2(part), 1981; Ord. 1529 § 1(part), 1984)

Chapter 17.20. R-1, RESIDENTIAL SINGLE-FAMILY DISTRICT

§ 17.20.010. Purpose.

The purpose of the R-1 district is to stabilize and protect the urban low density residential characteristics of the district while promoting and encouraging suitable environments for family life.

(Ord. 1436 § 2(part), 1981)

§ 17.20.020. Permitted uses.

The following uses and their accessory uses are permitted in an R-1 district:

- A. Single-family dwelling;
- B. Public schools, parks and recreation facilities;
- C. Churches and similar religious institutions;
- D. Parochial and private schools, but not including business, dancing, music, trade, technical or nursery schools, kindergartens or day nurseries;
- E. Developer's project and sales offices, including mobile homes and trailers adapted to that purpose, during construction of the project only;
- F. Planned unit development;

- G. Residential homes;
- H. Single-family manufactured home, as defined in Section **17.08.010**, and subject to the following conditions:
1. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand square feet.
 2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade.
 3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width.
 4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city.
 5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS **455.010**.
 6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area.
 7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size requirements with which conventional single-family residential dwellings on the same lot would be required to comply;
- I. Residential facilities, as that term is defined in ORS **197.660(1)**; provided, however, the city may require an applicant proposing to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS **192.496** to **192.530**;
- J. Accessory dwelling unit subject to the requirements in Chapter **17.77**.
(Ord. 1436 § 2(part), 1981; Ord. 1615 § 29, 1989; Ord. 1684 § 30, 1993; Ord. 2064 § 6, 2020)

§ 17.20.030. Conditional uses.

The following uses and their accessory uses are permitted in an R-1 district when authorized in accordance with Chapter **17.76**:

- A. Recreational uses, parks, and similar uses that are open and available to the general public and intended to provide for the recreational or park needs of the neighborhood or community;
- B. Public and public utility buildings, structures and uses;
- C. Public and parochial early childhood development preschools, nursery schools, kindergartens or day care centers;
- D. Museums;
- E. The temporary placement of mobile homes on single lots for the purpose of providing full-time care for the infirm subject to the provisions of Section **17.60.055**.

(Ord. 1436 § 2(part), 1981; Ord. 1541 § 2, 1985; Ord. 1551 § 2, 1985; Ord. 1615 §§ 7, 30, 1989; Ord. 1684 § 31, 1993; Ord. 1704 § 1, 1994)

§ 17.20.040. Height regulations.

A maximum height of thirty-five feet is allowed in an R-1 district.
(Ord. 1436 § 2(part), 1981; Ord. 1867 § 3(part), 2006)

§ 17.20.050. Density, lot area, lot width, dimension, building height, lot coverage, and yard requirements.

The density and lot requirements of the R-1 zoning district are governed by the subcategories of R-1-6, R-1-8 and R-1-10 districts, as delineated on the official zoning map of Central Point. The density, lot area, lot dimensions, building height, lot coverage and yard requirements of these subcategories shall be in accordance with the following table:

Development Requirements	R-1-6	R-1-8	R-1-10
Minimum density	4 units/acre	3 units/acre	2 units/acre
Maximum density	6 units/acre	5 units/acre	4 units/acre
Minimum lot area (interior)	4,500	8,000	10,000
Maximum lot area (interior)	9,000	12,000	15,000
Minimum lot area (corner)	7,000	8,000	10,000
Maximum lot area (corner)	N/A	N/A	N/A
Minimum lot width (interior)	50 feet	50 feet	60 feet
Minimum lot width (corner)	60 feet	60 feet	70 feet
Minimum lot depth	N/A	N/A	N/A
Minimum front yard	20 feet	20 feet	20 feet
Minimum side yard (interior)	5 feet*	5 feet*	5 feet*
Minimum side yard (street side)	10 feet**	10 feet**	10 feet**
Minimum rear yard	15 feet	15 feet	15 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum lot coverage	50%	50%	40%

*** Side yard setback shall be increased by an additional one-half foot for each additional foot of building height above fifteen feet.**

**** Side yards abutting streets shall comply with the following:**

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

(Ord. 1436 § 2(part), 1981; Ord. 1615 § 23, 1989; Ord. 1684 § 32, 1993; Ord. 1723 § 2, 1995; Ord. 1738 § 2, 1996; Ord. 1867 § 3(part), 2006; Ord. 2034 § 3, 2017)

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

§ 17.24.010. Purpose.

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

§ 17.24.020. Permitted uses.

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

Residential. The following residential uses are permitted subject to compliance with all the code requirements such as lot coverage, setbacks, etc., and the density standards in Section **17.24.055**:

- A. Single-family detached dwellings;
- B. Single-family manufactured home, as defined in Section **17.08.010**, and subject to the following conditions:
 - 1. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand square feet;
 - 2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade;
 - 3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width;
 - 4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city;
 - 5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS **455.010**;
 - 6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area;
 - 7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size requirements with which conventional single-family residential dwellings on the same lot would be required to comply;
- C. Duplex and single-family attached dwellings;
- D. Public schools, parochial schools, kindergartens, but not including business, dance, music, art, trade, technical or similar schools;
- E. Churches and similar religious institutions;
- F. Public parks and recreational facilities;
- G. Developer's project office and sales office including mobile homes and trailers adapted to that purpose during construction of the project only;

- H. Residential facilities, as that term is defined in ORS **197.660(1)**; provided, however, the city may require an applicant proposed to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS **192.496** to **192.530**;
- I. Residential homes;
- J. Accessory dwelling unit subject to the requirements in Chapter **17.77**;
- K. Other uses not specified in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the R-2 district as provided in Section **17.60.140**.
(Ord. 1436 § 2(part), 1981; Ord. 1615 § 31, 1989; Ord. 1684 § 33, 1993; Ord. 1691 § 1, 1993; Ord. 1912(Exh. 1), 2008; Ord. 1972 § 1, 2013; Ord. 2014 § 2, 2015; Ord. 2034 § 4(part), 2017; Ord. 2064 § 7, 2020)

§ 17.24.030. Conditional uses.

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

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

§ 17.24.040. Height regulations.

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

§ 17.24.050. Area, width and yard requirements.

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

- A. Lot Area. The lot area shall be a minimum of six thousand square feet with corner lots being a minimum of seven thousand square feet.
 - B. Lot Width. The minimum width of a lot shall be sixty feet, with corner lots being a minimum of seventy feet in width.
 - C. Lot Depth. No requirements.
 - D. Front Yard. The front yard shall be a minimum of twenty feet.
 - E. Side Yard. Side yards shall be a minimum of five feet per story. Side yards abutting a street shall be a minimum of ten feet; provided, that side yards abutting streets shall comply with the following:
 - 1. Sight distance and clear vision area requirements set forth in the public works standards;
 - 2. Special setback rules set forth in Section **17.60.090**; and
 - 3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.
 - F. Rear Yard. The rear yard shall be a minimum of ten feet.
 - G. Notwithstanding the yard requirements above and depending on the location of the lot, special setback requirements may apply as specified in Section **17.60.090**.
 - H. With the exception of the density requirements in Section **17.24.055**, at the discretion of the applicant, a development application within the R-2 zoning district shall be subject to the following site development standards:
 - 1. The normal base zone requirements as identified in this chapter; or
 - 2. The TOD-LMR requirements as set forth in Chapter **17.65**, TOD Overlay, and Chapter **17.67**, Design Standards–TOD Overlay.
- (Ord. 1436 § 2(part), 1981; Ord. 1615 § 24, 1989; Ord. 1723 § 3, 1995; Ord. 1738 § 3, 1996; Ord. 1972 § 2, 2013; Ord. 2034 § 4(part), 2017; Ord. 2100 § 6, 2023)

§ 17.24.055. Density.

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

- A. Minimum density: six units per net acre; and
- B. Maximum density: twelve units per net acre.

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

§ 17.24.060. Lot coverage.

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

§ 17.24.070. Special yards and distances between buildings.

- A. The distance between any principal building and detached accessory building shall be a minimum of ten feet.
 - B. An inner court providing access to double-row dwelling group units shall be a minimum of twenty feet.
 - C. The distance between principal buildings on the same lot shall be a minimum of one-half the sum of the height of both buildings, and in no case shall the distance be less than twelve feet.
- (Ord. 1436 § 2(part), 1981)

§ 17.24.080. Restrictions on additional dwelling units on a single lot.

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

- A. Unoccupied and unobstructed access, designed and constructed in accordance with the Standard Specifications and Uniform Standard Details for Public Works Construction Manual, shall be provided from the street fronting the lot to the rear dwelling or dwellings on the lot; and
- B. Primary access to each dwelling unit is not gained through an alley for either pedestrians or vehicles.

(Ord. 1436 § 2(part), 1981; Ord. 1615 § 39, 1989; Ord. 1684 § 35, 1993)

Chapter 17.28. R-3, RESIDENTIAL MULTIPLE-FAMILY DISTRICT

§ 17.28.010. Purpose.

The R-3 district is intended to provide opportunities for the development of attractive living environments at densities greater than permitted in other residential districts. This district encourages high-density development of affordable single-family and multiple-family housing types for both owner and renter occupants. R-3 districts should be located to maximize direct access to shopping and employment opportunities, public facilities, and major streets and highways in order to minimize through traffic in lower density residential neighborhoods.

(Ord. 1436 § 2(part), 1981; Ord. 1912 § 3(part), 2008)

§ 17.28.020. Permitted uses.

The following uses and their accessory uses are permitted in the R-3 district:

- A. Duplex and single-family attached dwellings;
- B. Multiple-family dwellings and dwelling groups;
- C. Boardinghouses and rooming houses;
- D. Public schools, parochial schools, kindergartens, but not including business, dance, music, art, trade, technical or similar schools;
- E. Public parks and recreational facilities;
- F. Churches and similar religious institutions;

- G. Developer's project office and sales office including mobile homes and trailers adapted to that purpose during construction of the project only;
- H. Residential facilities, as that term is defined in ORS **197.660(1)**; provided, that the city may require an applicant proposing to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS **192.496** to **192.530**;
- I. Residential homes; and
- J. Other uses not specified in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the R-2 district as provided in Section **17.60.140**.
(Ord. 1436 § 2(part), 1981; Ord. 1615 § 8, 1989; Ord. 1684 § 36, 1993; Ord. 1691 § 2, 1993; Ord. 1912(Exh. 1), 2008; Ord. 2014 § 3, 2015)

§ 17.28.030. Conditional uses.

The following uses and their accessory uses are permitted in the R-3 district when authorized by the planning commission in accordance with Chapter **17.76**:

- A. Rest homes, nursing homes and convalescent homes;
- B. Private recreational uses and facilities that are compatible with the residential neighborhood, but not including such large intensive commercial uses as golf courses and driving ranges, race tracks, amusement parks, bowling alleys, roller and ice rinks, and similar facilities;
- C. Public and public utility buildings, structures and related uses, but not including corporation, storage or repair yards, warehouses and similar uses;
- D. Mobile home and manufactured home developments;
- E. Mobile home parks;
- F. Off-street parking lots to serve the residents of multiple-family developments, mobile home development, group quarters facilities and similar uses;
- G. Planned unit developments in accordance with Chapter **17.68**;
- H. The temporary placement of mobile homes on single lots for the purpose of providing full-time care for the infirm subject to the provisions of Section **17.60.055**;
- I. Public and parochial early childhood development preschools, nursery schools or day care centers.
(Ord. 1436 § 2(part), 1981; Ord. 1530 § 2, 1984; Ord. 1551 § 4, 1985; Ord. 1615 § 33, 1989; Ord. 1684 § 37, 1993)

§ 17.28.040. Height regulations.

No building or structure shall exceed thirty-five feet in height in an R-3 district.
(Ord. 1436 § 2(part), 1981)

§ 17.28.050. Development standards.

At the discretion of the applicant, a development application within the R-3 district shall be subject to either:

- A. Conventional Zoning.

1. Lot Area. The lot area shall be a minimum of six thousand square feet with corner lots being a minimum of seven thousand square feet.
 2. Lot Width. The minimum width of a lot shall be sixty feet, with corner lots being a minimum of seventy feet in width.
 3. Lot Depth. No requirement.
 4. Front Yard. The front yard shall be a minimum of twenty feet.
 5. Side Yard. The side yard shall be a minimum of five feet per story. Side yards abutting a street shall be a minimum of ten feet; provided, that side yards abutting streets shall comply with the following:
 - a. Sight distance and clear vision area requirements set forth in the public works standards;
 - b. Special setback rules set forth in Section **17.60.090**; and
 - c. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.
 6. Rear Yard. The rear yard shall be a minimum of ten feet.
 7. Lot Coverage. The maximum permitted aggregate building coverage shall be fifty percent of the lot area.
 8. Special Yards and Distances Between Buildings.
 - a. The distance between any principal building and detached accessory building shall be a minimum of ten feet.
 - b. An inner court providing access to double-row dwelling group units or clustered units shall be a minimum of twenty feet in width.
 - c. The distance between principal buildings shall be at least one-half the sum of the heights of both buildings; provided, that in no case shall the distance be less than twelve feet.
 9. Density. All development within the R-3 district shall comply with the following minimum and maximum density requirements:
 - a. Minimum density: fourteen units per net acre; and
 - b. Maximum density: twenty-five units per net acre.

The term "net acre" is defined as the project area less all dedicated public areas.
 10. Notwithstanding the yard requirements above and depending on the location of the lot, special setback requirements may apply as specified in Section **17.60.090**.
- B. With the exception of the density requirements in subsection (A)(9) of this section, at the discretion of the applicant, a development application within the R-3 zoning district shall be subject to the following site development standards:
1. The normal base zone requirements as identified in this chapter; or
 2. The TOD-MMR site development requirements as set forth in Chapter **17.65**, TOD Overlay, and Chapter **17.67**, Design Standards—TOD Overlay.
- (Ord. 1436 § 2(part), 1981; Ord. 1615 § 25, 1989; Ord. 1723 § 4, 1995; Ord. 1738 § 4, 1996; Ord. 1912 § 3(part), 2008; Ord. 2034 § 5, 2017; Ord. 2100 § 7, 2023)

§ 17.28.085. Restrictions on additional dwelling units on a single lot.

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

- A. Unoccupied and unobstructed access not less than eighteen feet wide shall be provided from the street fronting the lot to the rear dwelling or dwellings on the lot;
- B. Primary access to each dwelling unit is not gained through an alley for either pedestrians or vehicles.

(Ord. 1436 § 2(part), 1981; Ord. 1615 § 40, 1989; Ord. 1684 § 39, 1993)

§ 17.28.090. Off-street parking.

All uses shall provide off-street parking and loading facilities as required in Chapter **17.64**.

(Ord. 1436 § 2(part), 1981)



DEPARTMENT: Public Works

MEETING DATE: July 16, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Drone Discussion

SUMMARY AND BACKGROUND:

Chapter 8.06 was adopted in 2003 (Ordinance 1836) and amended in 2007 (Ordinance 1903). It was written for gasoline and electric powered model airplanes flown by hobbyists. The chapter prohibits launching or flying model aircraft from any private property, public property, or right-of-way in the city, with an exception for open areas of at least one and one-half acres with owner permission and for public parks designated for such use. It also prohibits operation within 100 feet of any residence or building and restricts flying to the hours between 9:00 a.m. and 9:00 p.m.

The chapter predates the modern consumer drone. Because the definition of model aircraft in Section 8.06.010(A) is broad enough to capture remote controlled unmanned aircraft systems (UAS), local drone operators have expressed concern that recreational drone use anywhere in the city could result in citations under this chapter. That concern became a public issue this spring following a Police Department social media post for International Drone Day and subsequent coverage in the Rogue Valley Times. Staff committed at that time to bringing a code update to Council this summer.

This is not the first time the issue has surfaced. In 2017, Parks staff brought a report to the Parks and Recreation Commission, and the Commission supported prohibiting drones in city parks. That recommendation was never brought forward to Council, and the code has remained unchanged since 2007.

Because of state preemption, relatively few Oregon cities have stand-alone drone ordinances, and those that exist focus on city-owned property rather than airspace. The City Attorney's research identified the following examples:

- Portland: City Code 20.12.180 prohibits operating any remote controlled internal combustion vehicle, remote controlled watercraft, or UAS in a city park, with exceptions for permitted city work, emergency operations by a public body, emergency landings, and use in areas designated by the City or approved under a park use permit.
- Eugene: Primarily requires compliance with FAA regulations, with drones restricted in certain designated parks by park rule administered by the Parks Director.
- Bend Park and Recreation District: Allows remote controlled devices in parks under conditions, including FAA compliance, line of sight operation, no gas

powered models, no operation in occupied areas, dog parks, or during sporting events, and specific parks where devices are prohibited entirely.

- Forest Grove: One of the few codified drone provisions, focused on standardizing local usage in conjunction with federal and state law.
- Burns: Park regulations allow unmanned aerial vehicles unless prohibited by the city council or its designee.

Neither Medford nor Ashland has a drone ordinance. Central Point is in the unusual position of having a code chapter that, on its face, reaches further than state law allows.

The primary policy question for Council is where to set the default in city parks. Portland's approach prohibits drones in parks except in designated areas or under permit, which gives the City maximum control and is the approach the Parks and Recreation Commission supported in 2017. Bend's approach allows drones in parks by default, subject to conduct conditions and specific excluded parks, which is more permissive for hobbyists. Either approach fits within the ORS 837.387 carve-out. Staff can draft the replacement ordinance in either direction, or with a hybrid structure that prohibits drones in developed and occupied park areas while allowing the Parks and Public Works Director to designate areas where operation is permitted..

PREVIOUSLY DISCUSSED/DECIDED:

N/A

FINANCIAL ANALYSIS:

n/a

LEGAL ANALYSIS:

The City Attorney has reviewed Chapter 8.06 against current state and federal law. Two points drive the recommendation in this report.

First, the State of Oregon has preempted local regulation of drone operations. Under ORS 837.385, authority to regulate the ownership and operation of unmanned aircraft systems is vested in the Oregon Legislature, and local governments may not enact ordinances regulating drone operation except where state law expressly authorizes it. As applied to drones, the citywide operating restrictions in Chapter 8.06, including the acreage minimum, the 100-foot residence setback, and the curfew, are therefore unenforceable.

Second, state law provides one clear carve-out. ORS 837.387 authorizes a local government to adopt an ordinance prohibiting or regulating the takeoff and landing of unmanned aircraft systems in parks and other property the local government owns, provided the ordinance accommodates utility line inspections and emergency operations by public bodies. This is the line nearly every Oregon city with a drone provision has used. Federal law is consistent with this approach: the FAA has exclusive authority over the airspace itself, while local governments retain authority over where aircraft may take off and land on property they own.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

ATTACHMENTS/EXHIBITS:

None

STAFF RECOMMENDATION:

Staff recommends repealing Chapter 8.06 in its entirety and replacing it with a new chapter scoped to what the City can lawfully regulate: the takeoff and landing of unmanned aircraft systems and model aircraft on city-owned property, primarily city parks. A replacement ordinance would accomplish the following:

- Remove the citywide operating restrictions that are preempted by ORS 837.385 and that have caused confusion and concern among local drone operators.
- Establish clear rules for city parks under the express authority of ORS 837.387, including the required accommodations for utility line inspections and emergency operations.
- Provide exceptions for work performed by or on behalf of the City and for emergency landings, consistent with the Portland model.
- Reference FAA requirements so operators understand that federal rules govern flight itself.

RECOMMENDED MOTION:

Recommend staff bring back a revision to chapter 8.06 to be on compliance with the FAA in regards to drones.



DEPARTMENT: Administration

MEETING DATE: July 16, 2026

STAFF CONTACT:

SUBJECT: Discussion regarding allowing goats in city limits for fire suppression

SUMMARY AND BACKGROUND:

City staff received a request to allow goats in city limits for fire suppression purposes. In researching this issue, staff found other cities, including Medford and Salem that allow goats in city limits on a temporary basis for vegetation management. The purpose of this item is to seek direction from Council as to whether it would like to direct staff to bring back an ordinance allowing goats on a temporary basis, and if so, to seek direction on the type of restrictions it would like to include. Examples of code language from Salem and Medford are provided below as examples.

SALEM:

Keeping of livestock and other animals

(1) Characteristics. Keeping of livestock and other animals is characterized by the keeping, breeding, boarding, grazing, or feeding of dogs, equines, cattle, swine, sheep, goats, poultry, and other animals; and the propagation, cultivation, maintenance, and harvesting of aquatic species. Keeping of livestock and other animals may be conducted for commercial purposes or for private non-commercial use. For purposes of this subsection, the term "commercial purposes" means conduct of the activity to obtain a profit.

(2) Examples. Animal shelters; breeding and boarding kennels; dairies; egg production facilities, broiler facilities, poultry hatcheries, and apiaries; feedlots; ranches; riding stables.

(3) Exceptions.

(A) The keeping of household pets is considered accessory to residential use.

(B) The keeping of goats for the sole purpose of targeted grazing of vegetation is an accessory use to the primary use on a unit of land. The term "targeted grazing" as used in this section means the application of goats to accomplish a defined vegetation or landscape goal. The duration of targeted grazing is limited to no more than 21 consecutive days on any one property one-half acre or less in area. On properties greater than one half acre in area, the duration of targeted grazing is limited to no more than 21 consecutive days in any one penned area of one-half acre or more in size. Goats may not return to a treated area for 30 days following a targeted grazing treatment. No more than three targeted grazing treatments per calendar year may occur on any one property one-half acre or less in size or on any one penned area in the case of properties greater than one-half acre in size.

NOTE: Salem also allows temporary electric fencing for containing livestock (including goats) so long as the fence is clearly posted with warning signs of dangerous fence at intervals of not less than 15-feet.

MEDFORD:

8.185Goat Grazing for Vegetation Management.

The City Council of the City of Medford finds and declares that the purpose of this section is to promote the safety and welfare of the general public by allowing and regulating the use of goats for the purpose of grazing for targeted vegetation removal on parcels of land within the City of Medford.

(1) Definitions. Words and phrases used in this section shall have the following meanings ascribed to them:

“Client” means any individual within the City who contracts with a contractor to hire/rent one or more goats for the purpose of vegetation management.

“Contractor” means a person who owns one or more goats, and holds the goats out for rental or hire.

“Goat handler” means any person employed by or under contract with a contractor for the purpose of handling, transporting, and overseeing goats used for targeted vegetation management.

“Grazing” means targeted vegetation management.

“Herd” means the animals available to rent for the purpose of targeted grazing.

(2) A business license is required as described in Sections 8.005 to 8.080. No contractor or goat handler shall conduct business in the City without a valid business license.

(3) Contractor/Goat Handler Requirements.

(a) Contractors and/or goat handlers who transport the goats within City limits must possess a valid driver license, proof of motor vehicle registration, and proof of current automobile liability insurance that meets the requirements of this section and state law.

(b) Every contractor shall maintain accurate, current records for all employees and goat handlers employed by, contracting with, or otherwise affiliated with the company.

(c) Contractors shall maintain accurate, current records for every animal in their possession that may be rented out for use under this subsection (3).

(d) Contractors shall comply with all disease control requirements prescribed in Chapter 596 ORS.

(4) Operational Requirements.

(a) Contractors shall maintain records of all jobs performed by their herd, including which members of the herd participated in each job. The data shall include, at minimum, the location of the job; the number of animals on the job; the duration of the job in hours and/or working days; the goat handler(s) in charge of managing the herd; and the rental rate per hour, per animal.

(b) The duration of grazing is limited to no more than 21 consecutive days on any one property, one-half acre or less in area. On properties greater than one-half acre in area, the duration of grazing is limited to no more than 21 consecutive days in any one penned area of one-half acre or more in size. Goats may not return to a treated area for 30 days following a grazing treatment.

(c) Contractor(s) and/or goat handler(s) shall ensure that the animal(s) are properly confined and only graze in areas designated by the property owner. The contractor shall be liable for damage caused to property if the animals graze outside of the

designated vegetation management area.

(d) Contractors shall be responsible for keeping goats within limits of area of vegetation to be managed.

(5) Revocation, Suspension. Violation of one or more of the requirements in this section constitutes a violation. Each day in which the violation(s) occurs constitutes a separate violation. In addition to the penalties provided in Section 8.900, violations of this section may be enforced by means of a civil action in the Circuit Court for Jackson County, wherein the City may seek an injunction and other appropriate relief.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Plan Alignment

Authorizing goats for targeted vegetation management on a temporary, regulated basis advances two complementary priorities in the City's 2040 Strategic Plan.

Resilience and Hazard Mitigation. The Plan directs the City to "prepare as a resilient city with the capabilities required across the whole community to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose the greatest risk" (Goal 6). Wildfire is among the most significant hazards facing Central Point and the greater Rogue Valley, and targeted grazing is a recognized, low-impact tool for reducing fine fuels and managing overgrown vegetation ahead of and during fire season. Providing property owners a regulated means to deploy goats for fuel reduction gives the community an additional mitigation option and directly supports the Plan's resilience objective, consistent with the City's broader role of protecting the health, safety, and welfare of its residents.

Urban Agriculture and Local Economy. The proposal also aligns with the Plan's urban-agriculture direction, which calls on the City to "explore partnerships and opportunities to develop and implement urban agriculture projects within the Urban Growth Boundary" (Community Investment, Goal 2, Strategy 4) and to "develop urban agriculture opportunities to connect farm to market in Central Point" (Community Culture, Goal 3). Because operators who provide grazing services function as agricultural businesses—as reflected in Medford's licensing framework—a temporary-grazing allowance also furthers the Plan's goal to "seek opportunities to invest in local agricultural business and development" (Vibrant Economy, Goal 6). Staff's review of the Salem and Medford programs reflects that goal's first strategy, which directs the City to "research and analyze programs developed by other communities that

capitalize/maximize on local agricultural investment" (Strategy 1).

Taken together, a temporary goat-grazing ordinance would allow the City to reduce wildfire fuel loads while supporting local agricultural enterprise, advancing both the resilience and urban-agriculture aims of the 2040 Strategic Plan.

ATTACHMENTS/EXHIBITS:

None

STAFF RECOMMENDATION:

RECOMMENDED MOTION:



DEPARTMENT: Administration

MEETING DATE: July 16, 2026

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Central Point Chamber of Commerce - Request for Funding Increase

SUMMARY AND BACKGROUND:

The Central Point Chamber of Commerce (the “Chamber”) operates the City’s Visitor Information Center (VIC) under agreement with the City and serves as a valued partner in promoting tourism, supporting local businesses, and enhancing community events. Through operation of the VIC, the Chamber provides visitor services, produces the City’s visitor and community map, distributes promotional materials throughout the region, maintains a growing digital outreach presence, and supports numerous community events—including Earth Day, the Crater Rock Museum Rock Show, the Lions Club Wine Walk, the 4th of July Parade and Freedom Festival, community Bingo Nights, and the Downtown Halloween event—that contribute to Central Point’s economic vitality and quality of life.

By letter dated May 1, 2026 (attached), the Chamber requested a funding increase of \$400 per month (\$4,800 annually) above its current level of City support. According to the Chamber, the additional funding would help offset increasing operating costs associated with operation of the Visitor Information Center, including wages, accounting, taxes, insurance, building lease, office supplies, and travel. The City’s FY 2025–2027 biennial budget was adopted on June 26, 2025, with the Chamber’s current funding level of \$3,700 monthly (\$44,400 annually) already incorporated into the approved budget. The city operates on a biennial budget cycle, with the next full biennial budget (FY 2027–2029) to be developed and adopted in June 2027.

Staff appreciates the Chamber’s continued partnership and recognizes the meaningful value the Visitor Information Center provides to residents, visitors, and the local business community. The question before Council is not whether these services provide value, but rather the most appropriate timing and process for considering an ongoing increase in City financial support.

Because the Chamber’s request represents an ongoing operational commitment rather than a one-time expenditure, staff believes it is most appropriately evaluated during development of the FY 2027–2029 biennial budget. Considering the request during the regular budget process allows the Council to review updated financial information regarding the Visitor Information Center, evaluate the request alongside other departmental and community partner funding requests, and consider long-term General Fund commitments within the context of projected revenues and expenditures for the

upcoming biennium. This approach is consistent with the City's longstanding budget practices while recognizing the Chamber as an important community partner. Staff looks forward to continuing its collaboration with the Chamber throughout the upcoming budget process to ensure the Council has the information necessary to evaluate future funding requests.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

Maintaining the Chamber's current funding level results in no change to the adopted FY 2025–2027 budget. The Chamber will continue receiving its existing annual support of \$44,400 for the remainder of the biennium. If the Council wishes to consider additional ongoing financial support, staff recommends that the request be incorporated into the FY 2027–2029 biennial budget process, where it can be weighed against projected resources for that biennium and evaluated alongside all other City funding priorities during normal budget development, beginning approximately July 2027.

LEGAL ANALYSIS:

No legal issues have been identified. Any modification to the City's current funding commitment would be accomplished through the City's established budget and appropriation processes.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

The Chamber's operation of the Visitor Information Center supports the City's goals of economic vitality, tourism promotion, and community engagement. Considering requests for ongoing financial support through the biennial budget process also supports the Council's commitment to long-term fiscal stewardship and transparent budgeting.

ATTACHMENTS/EXHIBITS:

1. Funding Increase Request 2026 – Central Point Chamber of Commerce (1)
2. VIC P&L fiscal year to 3-31-26
3. VIC P&L fiscal year 24 to 25

STAFF RECOMMENDATION:

Staff recommends that the City Council continue the Chamber's current funding level through the remainder of the FY 2025–2027 biennium and direct staff to include the Chamber's request for additional ongoing funding as part of development of the FY 2027–2029 biennial budget. Staff believes this approach recognizes the Chamber as a valued community partner while ensuring that ongoing financial commitments are evaluated through the City's established budget process in conjunction with all other funding priorities.

RECOMMENDED MOTION:

I move to maintain the Central Point Chamber of Commerce's current funding level for the remainder of the FY 2025–2027 biennium and direct staff to include the Chamber's request for additional ongoing funding during development of the FY 2027–2029 biennial budget.



City of Central Point
City Council
140S 3rd St
Central Point, OR 97502

May 1st, 2026

Re: Central Point Visitor Center Report

Dear Councilors

The Central Point Chamber of Commerce continues to play an important role in supporting economic vitality, tourism promotion, and community engagement within the City of Central Point. As our programs, partnerships, and visitor services grow, we respectfully request consideration of a funding increase to support the expanding scope of work the Chamber provides on behalf of the community.

Over the past several years, the Chamber has seen a steady increase in visitation and requests for tourism information. As a visitor resource, we provide travel guidance, distribute local maps and brochures, and help connect visitors with local businesses, attractions, and events. Our office serves as a helpful point of contact for those exploring Central Point and the greater Rogue Valley.

In addition to supporting tourism, the Chamber promotes and assists with a variety of community events and activities throughout the region. We work closely with the City of Central Point Parks and Recreation, the Jackson County Expo, School District 6 events, and numerous nonprofit and privately organized events. Examples include Earth Day celebrations, the Crater Rock Museum Rock Show, the Lions Club Wine Walk, and regional collaboration efforts such as the Travel Southern Oregon Forum.

The Chamber also supports seasonal community programming, including the 4th of July Parade and Freedom Festival, community Bingo Nights, and the Downtown Halloween event. These activities bring families and businesses together while encouraging foot traffic and local shopping in the downtown area.

Tourism promotion remains a core priority. The Chamber distributes promotional materials for local businesses and destinations throughout the region. Visitor brochures and travel information are available not only at our office but also at partner locations, including the Rogue Creamery and the RV Park at the Jackson County Expo. These materials help guide visitors to local restaurants, shops, lodging, and attractions while encouraging longer stays in the area.

We are also pleased to support the development of the new Central Point Community Center by providing materials for the travel kiosk/brochure rack. This will help visitors and residents easily access information about local businesses, events, and tourism opportunities in Central Point and the surrounding region.

The Chamber's digital outreach has also grown. Over the past two years, our social media presence has increased by approximately 25%, with growth in both followers (4.4K Facebook and 2.3K Instagram) and engagement (151,000 average hits quarterly across all platforms). These platforms allow us to promote local businesses, highlight community events, and share tourism opportunities with a wider audience.

Looking ahead, the Chamber is currently designing a new visitor and community map for the City of Central Point. This updated map will highlight local businesses, key attractions, and tourism destinations throughout the area. Since the last map was published in 2023, the City has experienced significant growth, including development on the east side of I-5 and the addition of new boutiques, restaurants, and locally owned businesses throughout the City. This growth has made Central Point an even more inviting place for locals and visitors to shop, walk, dine, and stay awhile. The map is expected to be published in late 2026 or early 2027 and will serve as an important promotional tool for both residents and visitors. The map will be distributed at the Oregon Welcome Center in Ashland as well as the Rogue Valley Medford International Airport.

As the Chamber continues to support tourism promotion, events, and business advocacy, additional funding will help ensure these services can be maintained and expanded. This support will also help offset the operating deficit of the Visitor Center while allowing us to continue promoting Central Point as a welcoming destination and strengthening visibility for local businesses and community activities. To help address these needs, we are requesting a funding increase of **\$400 per month, or \$4,800 per year**, which will help offset the Visitor Center deficit as well as rising operational costs, including wages, accounting, taxes, insurance, building lease, office supplies, travel, and other necessary expenses. Attached are the Visitors Center financials from the 24/25 fiscal year as well as the 25/26 fiscal year through March 31, 2026.

We appreciate the City's ongoing partnership and support and look forward to continuing to work together to strengthen the Central Point community.

With appreciation,

Stephanie Hendrickson, Executive Director, Central Point Chamber of Commerce
And the Central Point Chamber of Commerce Board of Directors



Visitors Center

Profit and Loss by Class

July 2025 - March 2026

	VISITOR CENTER	TOTAL
Income		
4020 Government Contracts	33,300.00	\$33,300.00
4050 Event Income		\$0.00
Bingo	1,535.54	\$1,535.54
Halloween	1,670.49	\$1,670.49
Total 4050 Event Income	3,206.03	\$3,206.03
Total Income	\$36,506.03	\$36,506.03
GROSS PROFIT	\$36,506.03	\$36,506.03
Expenses		
6000 Payroll Expenses		\$0.00
Taxes	2,439.50	\$2,439.50
Wages	27,204.43	\$27,204.43
Total 6000 Payroll Expenses	29,643.93	\$29,643.93
6100 Advertising Expense	546.96	\$546.96
6200 Accounting, Legal, and Professional	3,243.00	\$3,243.00
6280 Credit Card Processing Fees	3.99	\$3.99
6320 Dues and Subscriptions	567.50	\$567.50
6500 Event Expense		\$0.00
Bingo	838.32	\$838.32
Halloween	1,738.49	\$1,738.49
Various Events	13.00	\$13.00
Total 6500 Event Expense	2,589.81	\$2,589.81
6520 Insurance		\$0.00
6522 Insurance-Liability	389.00	\$389.00
6523 Insurance-Workman's Comp.	90.43	\$90.43
6524 Participant Accident Coverage	150.00	\$150.00
Total 6520 Insurance	629.43	\$629.43
6595 Lease Expense	7,726.46	\$7,726.46
6620 Meals	153.30	\$153.30
6630 Office Supplies	556.74	\$556.74
6640 Office Expenses	589.45	\$589.45
6760 Trainings, Meetings, and Seminars	683.14	\$683.14
6770 Travel	726.60	\$726.60
6780 Utilities		\$0.00
Cell Phone Reimbursement	225.00	\$225.00
Internet	599.52	\$599.52



Visitors Center

Profit and Loss by Class

July 2025 - March 2026

	VISITOR CENTER	TOTAL
Telephone	224.91	\$224.91
Total 6780 Utilities	1,049.43	\$1,049.43
Total Expenses	\$48,709.74	\$48,709.74
NET OPERATING INCOME	\$ -12,203.71	\$ -12,203.71
NET INCOME	\$ -12,203.71	\$ -12,203.71



Visitors Center

Profit and Loss by Class

July 2024 - June 2025

	VISITOR CENTER	TOTAL
Income		
4020 Government Contracts	44,400.00	\$44,400.00
4050 Event Income		\$0.00
Bingo	5,076.50	\$5,076.50
Halloween	1,000.00	\$1,000.00
Total 4050 Event Income	6,076.50	\$6,076.50
Total Income	\$50,476.50	\$50,476.50
GROSS PROFIT	\$50,476.50	\$50,476.50
Expenses		
6000 Payroll Expenses		\$0.00
Taxes	3,294.35	\$3,294.35
Wages	33,255.42	\$33,255.42
Total 6000 Payroll Expenses	36,549.77	\$36,549.77
6020 Contract Labor	100.00	\$100.00
6100 Advertising Expense	680.17	\$680.17
6200 Accounting, Legal, and Professional	3,892.50	\$3,892.50
6280 Credit Card Processing Fees	106.89	\$106.89
6320 Dues and Subscriptions	230.00	\$230.00
6500 Event Expense		\$0.00
Bingo	1,369.16	\$1,369.16
Halloween	1,187.86	\$1,187.86
Various Events	110.64	\$110.64
Total 6500 Event Expense	2,667.66	\$2,667.66
6520 Insurance		\$0.00
6521 Directors & Officers	635.50	\$635.50
6522 Insurance-Liability	108.00	\$108.00
6523 Insurance-Workman's Comp.	70.52	\$70.52
6524 Participant Accident Coverage	150.00	\$150.00
Total 6520 Insurance	964.02	\$964.02
6590 Licenses and Permits	25.00	\$25.00
6595 Lease Expense	10,035.26	\$10,035.26
6600 Maintenance & Repairs	10.00	\$10.00
6620 Meals	106.91	\$106.91
6630 Office Supplies	1,716.87	\$1,716.87
6640 Office Expenses	68.47	\$68.47
6760 Trainings, Meetings, and Seminars	618.50	\$618.50



Visitors Center

Profit and Loss by Class

July 2024 - June 2025

	VISITOR CENTER	TOTAL
6780 Utilities		\$0.00
Cell Phone Reimbursement	300.00	\$300.00
Internet	779.96	\$779.96
Telephone	299.88	\$299.88
Total 6780 Utilities	1,379.84	\$1,379.84
Total Expenses	\$59,151.86	\$59,151.86
NET OPERATING INCOME	\$ -8,675.36	\$ -8,675.36
Other Expenses		
8000 For Review		\$0.00
8003 Ask My Accountant	43.22	\$43.22
Total 8000 For Review	43.22	\$43.22
Other Expenses	-18.63	\$ -18.63
Total Other Expenses	\$24.59	\$24.59
NET OTHER INCOME	\$ -24.59	\$ -24.59
NET INCOME	\$ -8,699.95	\$ -8,699.95