



# Oregon

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## **NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION**

Date: 01/13/2015  
Jurisdiction: City of Medford  
Local file no.: DCA 14-107  
DLCD file no.: 010-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/02/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 56 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 010-14 {22475}  
Received: 1/2/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Medford

Local file no.: **DCA-14-107**

Date of adoption: 12/22/2014                      Date sent: 1/2/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 09/19/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Carla Angeli Paladino, Planner III

Phone: 541-774-2395

E-mail: [carla.paladino@cityofmedford.org](mailto:carla.paladino@cityofmedford.org)

Street address: 200 S. Ivy St.

City: Medford

Zip: 97501-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- |             |    |        |  |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

Section 10.031 Exemptions; Section 10.296 BSIA; Section 10.337 Uses Permitted; Section 10.358 Central Business District; Section 10.461 Applicability; Section 10.704 Through Lots; Section 10.721 Development Standards; Section 10.746 Parking; Section 10.747 Bicycle Parking; Section 10.775 Pedestrian Walkway Design Standards; Section 10.790 Bufferyards; Section 10.822 Uses in Industrial Zones; Sections 10.1400, 10.1500, 10.1600, 10.1700, 10.1800 Signs

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

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List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 2014-161

AN ORDINANCE amending Sections 10.031, 10.296, 10.337, 10.358, 10.461, 10.704, 10.721, 10.746, 10.747, 10.775, 10.790, 10.822, 10.1400, 10.1500, 10.1600, 10.1700, and 10.1800 of the Medford Code to clarify development provisions.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

SECTION 1. Section 10.031 of the Medford Code is amended to read as follows:

Section 10.031 Exemptions from the Development Permit Requirement.

\* \* \*

**(10) One duplex dwelling divided by a lot-line or on a single lot within a final platted land division or on an otherwise legally created lot, unless within a Historic Overlay, in which case, Historic Review is required.**

SECTION 2. Section 10.296 of the Medford Code is amended to read as follows:

10.296 Issuance of Building Permits, Consistent with Site Plan and Architectural Review Approval.

\* \* \*

**B. Agreement for Completion of Private Improvements: (for projects with signed agreements prior to January 1, 2015): The following regulations shall apply to all Building Site Improvement Agreements (BSIA) signed prior to January 1, 2015. After said date, the provisions of Building Site Improvement Agreements (BSIA) shall no longer be used as a means to ensure the completion of private improvements.** If all required private improvements, as specified in the conditions of site plan and architectural review approval, have not been satisfactorily completed before issuance of a building permit, the permit shall not be issued unless the owner and all other parties having an interest in the property enter into a written and recorded agreement, called a Building Site Improvement Agreement (BSIA), (provided by the City) with the City. The agreement shall be in a form acceptable to the City Attorney and shall specify that, within six (6) months after signing the agreement or such longer time period as specified by the Site Plan and Architectural Commission, all improvement work shall be completed according to the approved plans. The Planning Director or other person designated by the City Manager shall sign the agreement on behalf of the City. If a request for an extension of a Building Site Improvement Agreement is filed with the Planning Department within six (6) months after signing the agreement, the Planning Director may grant an extension not to exceed six (6) additional months. Extensions shall be based on findings that the extension is necessary for good cause, such as: circumstances beyond the developer's control that are causing delay in completing private improvements (i.e., ODOT work, weather-related delays, building permit delays), so long as no applicable development standards have changed.

\* \* \*

SECTION 3. Section 10.337 of the Medford Code is amended to read as follows:

10.337 Uses Permitted in Commercial and Industrial Zoning Districts.

\* \* \*

All uses have been identified by zoning district as either permitted, permitted subject to special use standards, conditional, or not permitted.

"P" = Permitted Uses.

"C" = Conditional uses - permitted subject to the approval of a Conditional Use Permit.

"X" = Uses specifically prohibited.

"\*" = Permitted when within an EA overlay district.

"s" = Special Use.\*

nec = not elsewhere classified

\*(See Article V, Section 10.810, Special Use Regulations.)

\* \* \*

55 AUTOMOTIVE DEALERS & STATIONS. This major group includes retail dealers selling new and used automobiles, boats, recreational and utility trailers, and motorcycles including those selling new automobile parts and accessories; and gasoline service stations.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
551	New and Used Car Dealers	X	X	P	P	P	⊆ P	X	X
552	Used Car Dealers	X	X	P	P	P	⊆ P	X	X
553	Auto and Home Supply Stores	X	P	P	P	P	X	X	X
554	Fueling Stations (including Gasoline Service Stations)	P	P	P	P	P	P	P	P
555	Boat Dealers	X	X	P	P	P	⊆ P	P	X
556	Recreation & Utility Trailer Dealers	X	X	P	P	P	⊆ P	P	X
557	Motorcycle Dealers	X	X	P	P	P	⊆ P	P	X
559	Automotive Dealers, nec	X	X	P	P	P	⊆ P	P	X

\* \* \*

///

SECTION 4. Section 10.358 of the Medford Code is amended to read as follows:

10.358 Central Business District, C-B.

The C-B district is representative of the core downtown business and retail area. The intent of the C-B district is to recognize the unique and historic character of the downtown area as an asset to the community and to provide standards and criteria necessary for its continued development and redevelopment as a vital part of this community.

(1) Commercial and Industrial Development Standards. All of the site development standards set forth in Article V, Section 10.721, Commercial and Industrial Site Development Standards, shall be waived in lieu of the following site development standards:

\* \* \*

(b) Growers' Market in Commercial ~~and Industrial~~ Zones. A growers market is allowed as a **permitted use in the C-B overlay.** ~~conditional use subject to compliance with Section 10.246 Application, Conditional Use Permit, through Section 10.250 Expiration of a Conditional Use Permit.~~ A growers market shall be defined as an association of five (5) or more local agriculturalists organized for the purpose of providing a single location for the sale of locally grown produce and crafts directly to the consumer. Crafts shall be limited to those made by the vendor with a purpose or theme interactive with agriculture, and composed of locally grown agricultural products or by-products.

(c) Sidewalk Cafes in Commercial ~~and Industrial~~ Zones. Operation of a sidewalk cafe is allowed as a permitted use given compliance with the following definitions and conditions:

\* \* \*

SECTION 5. Section 10.461 of the Medford Code is amended to read as follows:

10.461 Applicability.

\* \* \*

(6) Analysis criteria:

\* \* \*

(e) All LOS analyses shall follow operational procedures per the current Highway Capacity Manual. Ideal saturation flow rates greater than 1800 vehicles per hour per lane should not be used unless otherwise measured in the project vicinity. Queue lengths shall be calculated at the 95th percentile where feasible. Actual peak hour factors should be used for each movement or lane grouping in the analysis. **The pPeak hour factors shall be 1.0. over 0.90 shall not be used unless justified by specific counts at that location.**

\* \* \*

SECTION 6. Section 10.704 of the Medford Code is amended to read as follows:

Section 10.704 Through Lots.

**A through lot contains both a front and rear lot line abutting a street.** Through lots shall be permitted in all zones when one of the abutting streets is a collector or arterial street. **The property owner shall designate one frontage as the front yard and the other shall be the street side yard.**

**Those yards shall be subject to required yard standards in Sections 10.710–10.723.**

SECTION 7. Section 10.721 of the Medford Code is amended to read as follows:

Section 10.721 Commercial and Industrial Site Development Standards.

The following standards apply to commercial and industrial development. See Article III, Sections 10.326 through 10.332 for detailed descriptions of each zoning district, and Section 10.337 for conditional, special, and permitted uses.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT								
DEVELOPMENT STANDARDS	C-N	C-S/P	C-C	C-R	C-H	I-L	I-G	I-H
MINIMUM & MAXIMUM AREA FOR ZONING DISTRICT (ACRES)	0.5 -3.0	None						
MINIMUM LOT AREA (SQUARE FEET)	7,000		15,000		7,000	20,000	10,000	
MAXIMUM COVERAGE FACTOR (See 10.706)	30%	40%			60%	50%	90%	
MINIMUM LOT WIDTH	70 feet							
MINIMUM LOT DEPTH	100 feet							
MINIMUM LOT FRONTAGE	70 feet	30 feet	70 feet		30 feet	70 feet		
MINIMUM FRONT & STREET SIDE YARD BUILDING SETBACK	10 feet EXCEPT 20 feet for vehicular entrances to garages or carports							
MINIMUM SIDE AND REAR YARD BUILDING SETBACK	None EXCEPT 1/2 foot for each foot in building height over 20 feet							



COMMERCIAL AND INDUSTRIAL DEVELOPMENT								
DEVELOPMENT STANDARDS	C-N	C-S/P	C-C	C-R	C-H	I-L	I-G	I-H
MAXIMUM BUILDING HEIGHT (See 10.705)	35 feet	85 feet EXCEPT 35 feet if structure is within 150 feet of a residential GLUP zoning district boundary or Special Area Plan designation.			35 feet	85 feet EXCEPT 35 feet if structure is within 150 feet of a residential GLUP zoning district boundary or Special Area Plan designation.		
MAXIMUM GROSS FLOOR AREA PER BUSINESS (SQUARE FEET) EXCEPT as noted in 10.337	2,500	None	50,000	None				
PERMITTED OUTDOOR USES	See Note 1	See Note 2				See Note 3		
Note 1: All uses must be located completely within an enclosed building or behind a sight-obscuring fence.								
Note 2: All uses, EXCEPT those customarily conducted outdoors, must be located completely within an enclosed building.								
Note 3: All uses, EXCEPT those customarily conducted outdoors, must be located behind a sight-obscuring fence.								
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>								

SECTION 8. Section 10.746 of the Medford Code is amended to read as follows:

Sections 10.746 General Design Requirements for Parking.

\*\*\*

(16) Parking Lot Space Minimum Dimension Standards.

Parking Angle	Space Width	Space Length	Aisle Width (1-way)	Aisle Width (2-way)
90 deg	9'0"	19'0"	24'0"	24'0"
60 deg	9'0"	19'0"	16'0"	24'0"
45 deg	9'0"	19'0"	12'0"	24'0"
0 deg/Parallel	8'0"	24'0"	12'0"	24'0"

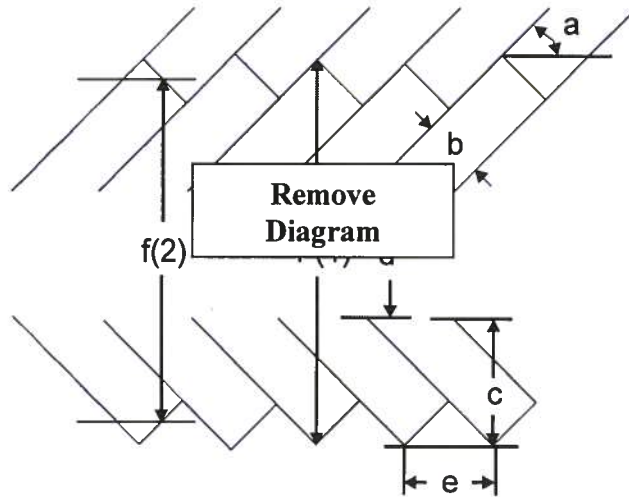


a	b	c	d	e	f(1)	f(2)
0 deg.	8'0"	8.0	12.0	23.0	28.0	
"	8'6"	8.5	12.0	23.0	29.0	
"	9'0"	9.0	12.0	23.0	30.0	
"	9'6"	9.5	12.0	23.0	31.0	
"	10'0"	10.0	12.0	23.0	32.0	
20 deg.	8'0"	14.0	11.0	23.4	39.0	31.5
"	8'6"	14.5	11.0	24.9	40.0	32.0
"	9'0"	15.0	11.0	26.3	41.0	32.5
"	9'6"	15.5	11.0	27.8	42.0	33.1
"	10'0"	15.9	11.0	29.2	42.8	33.4
30 deg.	8'0"	16.5	11.0	16.0	44.0	37.1
"	8'6"	16.9	11.0	17.0	44.8	37.4
"	9'0"	17.3	11.0	18.0	45.6	37.8
"	9'6"	17.8	11.0	19.0	46.6	38.4
"	10'0"	18.2	11.0	20.0	47.4	38.7
40 deg.	8'0"	18.3	13.0	12.4	49.6	43.5
"	8'6"	18.7	12.0	13.2	49.4	42.9
"	9'0"	19.1	12.0	14.0	50.2	43.3
"	9'6"	19.5	12.0	14.8	51.0	43.7
"	10'0"	19.9	12.0	15.6	51.8	44.1
45 deg.	8'0"	19.1	14.0	11.3	52.2	46.5
"	8'6"	19.4	13.5	12.0	52.3	46.3
"	9'0"	19.8	13.0	12.7	52.6	46.2
"	9'6"	20.1	13.0	13.4	53.2	46.5
"	10'0"	20.5	13.0	14.1	54.0	46.9
50 deg.	8'0"	19.7	14.0	10.5	53.4	48.3
"	8'6"	20.0	12.5	11.1	52.5	47.0
"	9'0"	20.4	12.0	11.7	52.8	47.0
"	9'6"	20.7	12.0	12.4	53.4	47.3
"	10'0"	21.0	12.0	13.1	54.0	47.6
60 deg.	8'0"	20.4	19.0	9.2	59.8	55.8
"	8'6"	20.7	18.5	9.8	59.9	55.6
"	9'0"	21.0	18.0	10.4	60.0	55.5
"	9'6"	21.2	18.0	11.0	60.4	55.6
"	10'0"	21.5	18.0	11.5	61.0	56.0

70 deg.	8'0"	20.6	20.0	8.5	61.2	58.5
"	8'6"	20.8	19.5	9.0	61.1	58.2
"	9'0"	21.0	19.0	9.6	61.0	57.9
"	9'6"	21.2	18.5	10.1	60.9	57.7
"	10'0"	21.2	18.0	10.6	60.4	57.0
80 deg.	8'0"	20.1	25.0*	8.1	65.2	63.8
"	8'6"	20.2	24.0*	8.6	64.4	62.9
"	9'0"	20.3	24.0*	9.1	64.3	62.7
"	9'6"	20.4	24.0*	9.6	64.4	62.7
"	10'0"	20.5	24.0*	10.2	65.0	63.3
90 deg.	8'0"	19.0	26.0*	8.0	64.0	
"	8'6"	19.0	25.0*	8.5	63.0	
"	9'0"	19.0	24.0*	9.0	62.0	
"	9'6"	19.0	24.0*	9.5	62.0	
"	10'0"	19.0	24.0*	10.0	62.0	
**	90 deg.	8'0"	18.5	22.0*	8.0	59.0
"	8'6"	18.5	21.0*	8.5	58.0	
"	9'0"	18.5	20.0*	9.0	57.0	

\* Two way circulation.

\*\* Back in. For attendant parking only. Two way traffic in aisles possible, but not desirable.



- a = parking angle
- b = stall width
- e = stall to curb (19' long stall)
- d = aisle width
- e = curb length per car
- f1 = center to center width of two row bin with  
-access road between (curb to curb)
- f2 = center to center width of two row bin with  
-access road between (overlap e e)

(17) Compact Cars. A maximum of twenty (20) percent of the total required parking may be improved as compact parking spaces. All compact parking spaces must be identified for compact parking only. Compact parking space shall have the following minimum dimensions:

~~Width as per the table in (16) above.~~

~~Length reduce column "e" in the table in (16) above by three (3) feet.~~

**9 feet wide by 16 feet long**

(18) **Parking Encroachment. Vehicle encroachment and a reduction in the length of a standard parking space by two feet is permitted when adjacent to a seven foot pedestrian walkway. Vehicle encroachment and a reduction in the length of a standard parking space by two feet is permitted into a required landscape yard if an additional two feet of landscape yard is provided. No vehicle encroachment is permitted into a bufferyard area.**

SECTION 9. Section 10.747 of the Medford Code is amended to read as follows:

Section 10.747 General Provisions, Bicycle Parking.

\* \* \*

Any building expansion, or any new construction (excluding two-family and three-family dwellings), shall bring the property into conformance with the Bicycle Parking and Storage Regulations. ~~For building expansions, the additional required bicycle parking improvements shall be related to the expansion only.~~

\* \* \*

SECTION 10. Section 10.775 of the Medford Code is amended to read as follows:

10.775 Pedestrian Walkway Design Standards.

Pedestrian walkways shall be:

(1) At least five feet in paved unobstructed width, except walkways bordering parking spaces which shall be at least seven feet wide unless concrete bumpers, bollards or curbing and landscaping or other similar improvements are provided which prevent parked vehicles from obstructing the walkway. **Vehicle encroachment is permitted into the walkway when a minimum of seven feet is maintained.**

\* \* \*

SECTION 11. Section 10.790 of the Medford Code is amended to read as follows:

Section 10.790 Bufferyards.

\* \* \*

D. Tables of Bufferyard Standards.

The letter designations contained in these tables refer to the bufferyard standards contained in Subsection E, Bufferyard Standards.

\* \* \*

Table 10.790-1. Bufferyard Standards—Zone to Zone

Subject Site Zoning	Zoning on Abutting Land										
	Vac	SFR	MFR	CS/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
SFR	—	—	—	—	—	—	—	—	—	—	—
MFR	1	A	—	—	—	—	—	—	—	—	—
CS/P	1	A	A	—	—	—	—	—	—	—	—
C-N	1	A	A	—	—	—	—	—	—	—	—
C-C	1	A	A	—	—	—	—	—	—	—	—
C-R	1	A	A	A	—	—	—	—	—	—	—
C-H	1	A	A	A	—	—	—	—	—	—	—
I-L	1	A	A	A	A	—	—	—	—	—	—
I-G	2	B	B	B	B	A	A	A	A	—	—
I-H	2	B	B	B	B	A	A	A	A	—	—

\* \* \*

1 A type-A bufferyard shall be provided at the time of development of the site. ~~in the more intensive zone.~~

\* \* \*

E. Bufferyard Standards.

(1) This Subsection provides the width of the bufferyard, type of ~~fence or~~ wall required, and the required planting scheme to provide effective screening between adjacent properties having dissimilar land use. For an administratively approved bufferyard, the Standard Planting Scheme as required by 10.790 (E)(1)(~~a~~) shall be used unless the applicant wishes to submit a Site Plan and Architectural Review application to have the Commission consider modifying the requirement.

(a) Planting Scheme: In addition to compliance with other landscaping provisions in this chapter, bufferyards shall include a variety of plant sizes and shapes and provide effective visual screening between the adjacent properties having dissimilar land uses. The bufferyard shall be planted with trees and shrubs of the appropriate size, shape and spacing to provide a continuous canopy between the top of the ~~fence/wall~~ and a height of 20 feet within ten (10) years. A minimum of 60 percent of the trees used to provide visual screening shall be non-deciduous species. The planting plan shall take into account the nature of the impacts specific to the two sites, particularly building height and locations of windows and lighting.

Table 10.790-3. Bufferyard Types

<u>Type</u>	<u>Width</u>	<u>Wall / Fence</u>
A	10 feet	Six (6) foot concrete or masonry wall.
B	20 feet	Eight (8) foot concrete or masonry wall

(2) The fence or wall shall typically be placed on the property line between the two uses; however, the approving authority may authorize its location anywhere within the bufferyard. Fences and walls shall be constructed of a material and design that is sight-obstructing, compatible with adjacent uses, and accepted by the approving authority.

\* \* \*

SECTION 12. Section 10.822 of the Medford Code is amended to read as follows:

~~Section 10.822 Eating and Drinking Places and Banking Institutions in the Permitted Uses in All Industrial Zones.~~

~~Permitted eating and drinking places (SIC 58) shall not exceed 6,000 square feet, including outdoor eating area, in the industrial zones. Banking institutions (SIC 60) shall not exceed 3,500 square feet of gross floor area in the industrial zones.~~

**A. Eating and Drinking Places.**

**Permitted eating and drinking places (SIC 58) shall not exceed 6,000 square feet, including the outdoor eating area.**

**B. Banking Institutions.**

**Banking institutions (SIC 60) shall not exceed 3,500 square feet of gross floor area.**

**C. Accessory Retail Sales.**

**All of the following standards shall be met:**

- 1. The retail sales shall be directly related to and accessory to a principal use.**
- 2. The product must be assembled, produced, or processed on the site.**
- 3. The retail use must be clearly incidental to the principal industrial use.**
- 4. For multiple businesses on a site, the retail use of each individual business may occupy 20 percent of the gross floor area of the structure in which it is proposed, to a maximum of 1,000 square feet.**
- 5. For a single business on a site, the retail use may occupy 20 percent of the combined gross floor areas of all the structures on the site, to a maximum of 4,000 square feet.**
- 6. The retail sales portion shall be conducted entirely within an enclosed building.**
- 7. The construction of a separate building exclusively for retail use is prohibited.**
- 8. Parking for the accessory use shall be calculated at the principal use rate.**

SECTION 13. Section 10.1400 of the Medford Code is amended to read as follows:

10.1400 Signs in Service Commercial and Professional Offices (C-S/P); Basic Regulations.  
Signs shall be permitted only as follows in the C-S/P district:

(1) Ground Signs: Each parcel of land is permitted one (1) ground sign per street frontage, subject to the following limitations:

\* \* \*

(d) Electronic Message Signs are permitted as a ground sign subject to the following limitations:

(i) Each parcel of land is permitted one (1) electronic message sign if the sign is 150 feet or farther from any residential zoning district. ~~or GLUP Map designation.~~ An electronic message sign located less than 150 feet from any lot in a residential zoning district ~~or GLUP Map designation~~ shall require the approval of a Conditional Use Permit. Such sign must meet the other provisions of this section.

\* \* \*

(2) Wall Signs: Wall signs are permitted subject to the following limitations:

\* \* \*

(c) Electronic Message Signs are permitted as a primary or secondary facade wall sign subject to the following limitations:

(i) The electronic message sign or electronic reader board must be 150 feet, or farther, from any lot in a residential zoning district. ~~or GLUP Map designation.~~ An electronic message sign located less than 150 feet from any lot in a residential zoning district ~~or GLUP Map designation~~ shall require the approval of a Conditional Use Permit. Such sign must meet the other provisions of this section.

\* \* \*

SECTION 14. Section 10.1500 of the Medford Code is amended to read as follows:

10.1500 Signs In Neighborhood Commercial District (C-N): Basic Regulations.  
Signs shall be permitted as follows in the C-N district:

(1) Ground Signs: Not more than one ground sign may be placed on each lot or parcel subject to the following limitations:

\* \* \*

(d) Electronic Message Signs are permitted subject to Sections 10.248 through 10.250, and the following criteria:

(i) Each parcel of land is permitted one (1) electronic message sign if the sign is 150 feet or farther from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

(2) Wall Signs: Wall signs are permitted subject to the following limitations:

\* \* \*

(c) Electronic Message Signs are permitted as a primary or secondary facade wall sign subject to (2) Sections 10.248 through 10.250, and the following criteria:

(i) The electronic message sign must be 150 feet, or farther, from any residential



zoning district. ~~or GLUP Map designation.~~  
\* \* \*

SECTION 15. Section 10.1600 of the Medford Code is amended to read as follows:

10.1600 Central Business Overlay (CB): Basic Regulations.

Signs shall be permitted as follows in the CB district:

(1) Ground Signs: Each parcel of land is permitted one ground sign per street frontage, subject to the following limitations:

\* \* \*

(d) Electronic Message Signs are permitted, except where within the Historic Overlay District, as a ground sign subject to the following limitations:

(i) Each parcel of land is permitted one (1) electronic message sign if the sign is 150 feet or farther from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

(2) Wall Signs: Wall signs are permitted, subject to the following limitations:

\* \* \*

(d) Electronic Message Signs are permitted, except where within the Historic Overlay District, as a primary or secondary façade wall sign subject to the following limitations:

(i) The electronic message sign or electronic reader board must be 150 feet, or farther, from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

SECTION 16. Section 10.1700 of the Medford Code is amended to read as follows:

10.1700 Signs in Community Commercial District (C-C) and Heavy Commercial District (C-H, and Regional Commercial District (C-R): Basic Regulations.

Signs shall be permitted as follows in the C-C, C-R, and C-H districts:

(1) Ground Signs: Each parcel of land is permitted one ground sign per street frontage, subject to the following limitations:

\* \* \*

(d) Electronic Message Signs are permitted as a ground sign subject to the following limitations:

(i) Each parcel of land is permitted one (1) electronic message sign if the sign is 150 feet or farther from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

(2) Wall Signs: Wall signs are permitted, subject to the following limitations:

\* \* \*

(c) Electronic Message Signs are permitted as a primary or secondary facade wall sign subject to the following limitations:

(i) The electronic message sign must be 150 feet, or farther, from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*



SECTION 17. Section 10.1800 of the Medford Code is amended to read as follows:

10.1800 Signs in Light Industrial (I-L), General Industrial (I-G), and Heavy Industrial (I-H): Basic Regulations.

Signs shall be permitted as follows in the I-L, I-G, and I-H districts:

(1) Ground Signs are subject to the following limitations:

\* \* \*

(e) Electronic Message Signs are permitted as a ground sign subject to the following limitations:

(i) Each parcel of land is permitted one (1) electronic message sign if the sign is 150 feet or farther from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

(2) Wall Signs:

\* \* \*

(c) Electronic Message Signs are permitted as a primary or secondary facade wall sign subject to the following limitations:

(i) The electronic message sign must be 150 feet, or farther, from any residential zoning district. ~~or GLUP Map designation.~~

\* \* \*

PASSED by the Council and signed by me in authentication of its passage this 22 day of December, 2014.

ATTEST: Slenda Wilson  
City Recorder

[Signature]  
Mayor  
[Signature]  
Mayor

APPROVED Dec 22, 2014.

NOTE: Matter in **bold** in an amended section is new. Matter ~~struck out~~ is existing law to be omitted. Three asterisks (\* \* \*) indicate existing law which remains unchanged by this ordinance but was omitted for the sake of brevity.