



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

### NOTICE OF ADOPTED AMENDMENT

May 22, 2008

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Central Point Plan Amendment  
DLCD File Number 002-08



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 5, 2008**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

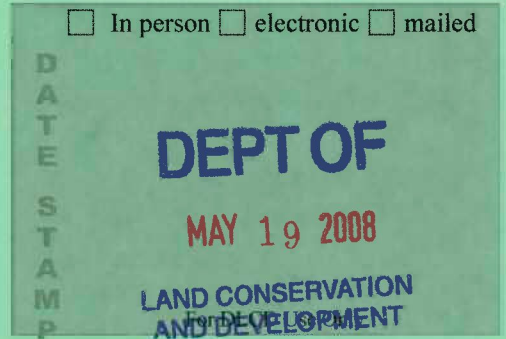
If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner  
Don Burt, City of Central Point

<paa> ya/

# Notice of Adoption



THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: **City of Central Point**

Local file number: **08165**

Date of Adoption: **5/28/2008**

Date Mailed: **5/15/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **2/25/2008**

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment        | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation                  | <input type="checkbox"/> Other:                           |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

1. Modification to Section 17.24, R-2 Residential Two-Family, Section 17.28, R-3 Residential Multiple-Family District identifying minimum density standards. 2. Modification to the R-3 residential district allowing option to develop under the Transit Oriented Develop District MMR development standards. 3. Modification to section 17.64 Off-Street Parking and Loading allowing for flexibility in the dimensions of off-street parking.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Location: \_\_\_\_\_ Acres Involved: \_\_\_\_\_

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable statewide planning goals:

- |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?  Yes  No

If no, do the statewide planning goals apply?  Yes  No

*DLCD # 002-08 (16721)*

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Don Burt, Planning Manager**

Phone: (541) 664-3321 Extension: 259

Address: 140 South 3<sup>rd</sup> Street

Fax Number: 541-664-6384

City: **Central Point**

Zip: 97502-

E-mail Address: [didit@ci.central-point.or.us](mailto:didit@ci.central-point.or.us)

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: [webserver.lcd.state.or.us](http://webserver.lcd.state.or.us). To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing [mara.ulloa@state.or.us](mailto:mara.ulloa@state.or.us).
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to [mara.ulloa@state.or.us](mailto:mara.ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 1912

**AN ORDINANCE AMENDING THE CENTRAL POINT MUNICIPAL CODE BY  
MODIFYING CHAPTERS 17.64.040; 17.64.100; 17.24.055; 17.28.010; & 17.28.050;  
AND BY DELETING CHAPTERS 17.28.060; 17.28.070 AND 17.28.080.**

**WHEREAS, the changes in this ordinance are intended to bring the City's zoning code into conformance with the procedures set out in state law and nationally recognized standards, and**

**WHEREAS, the City's land use procedures currently contain requirements that are outdated and prevent the City from acting efficiently and flexibly to best serve the interests of the City's residents, and**

**WHEREAS, the changes contained within the new ordinance will allow the City to act in accordance with best practices in efficiently processing and considering land use matters, and**

**WHEREAS, it is in the best interest of the residents of Central Point that the City's land use procedures be improved and the immediate application of the revised City procedures will be advantageous to the population as a whole;**

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF CENTRAL POINT, OREGON, DO ORDAIN  
AS FOLLOWS:**

- Section 1.** Updates Off-Street Parking and Loading, Section 17.64.040 (7), reducing the number of spaces required for Drive-In establishments, Restaurant, fast-food. Modifies Compact Car Adjustment, Section 17.64.070 (C), for compact cars only and updates dimensions and tables. Updates Parking Design Requirements, Section 17.64.100 (A) & (B) to conform to public works standards, new dimensions and the use of concrete curbs (Exhibit 1).
- Section 2.** Add Minimum Density and Clarify Maximum Density, Section 17.24.055 for the R-2, Residential Two-Family zoning district (Exhibit 2).
- Section 3.** Revises the R-3, Residential Multiple-Family District, Section 17.28.010 to clarify district purpose. Updates Development Standards, Section 17.28.050 to allow a choice of Conventional or Performance Zoning and to clearly define lot coverage, special yards and distances between buildings and density (Exhibit 3).

Passed by the Council and signed by me in authentication of its passage this 24<sup>th</sup> day of April, 2008.



Mayor Hank Williams

ATTEST

  
\_\_\_\_\_  
City Recorder

Approved by me this 28<sup>th</sup> day of April, 2008.



Mayor Hank Williams

**Chapter 17.64  
OFF-STREET PARKING AND LOADING**

**Sections:**

- 17.64.010 Purpose.
- 17.64.020 Off-street loading.
- 17.64.030 Off-street parking--Required.
- 17.64.040 Off-street parking--Number of spaces.
- 17.64.050 Mixed uses.
- 17.64.060 Common parking or loading areas.
- 17.64.070 Compact car adjustment.
- 17.64.080 Change to another use.
- 17.64.090 Fractional requirement.
- 17.64.100 Parking design requirements.

**17.64.010 Purpose.**

The following regulations are established to provide for the off-street parking of automobiles, trucks and other vehicles in connection with the uses of land permitted by this zoning ordinance. Various land uses generate vehicular traffic according to their specific characteristics and require differing amounts of off-street parking and loading area. These requirements will help to relieve on-street parking demand and traffic congestion by ensuring adequate off-street parking and loading facilities where they are needed most. (Ord. 1436 §2(part), 1981).

**17.64.020 Off-street loading.**

A. In all districts, except those specifically excepted and noted, for each use for which a building is to be erected or structurally altered to the extent of increasing the floor area to equal the minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, there shall be provided off-street loading space on the basis of minimum requirements, as follows:

1. Commercial, industrial, and public utility uses which have a gross floor area of five thousand square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Floor Area	No. of Berths Required
Less than 5,000	0
5,000 to 30,000	1
30,001 to 100,000	2
100,001 and over	3

2. Office buildings, hotels, motels, hospitals, schools, institutions, public buildings, recreational or entertainment facilities, and any similar use which has a gross floor area of thirty thousand square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Floor Area	No. of Berths Required
Less than 30,000	0

30,000 to 100,000  
100,001 and over

1  
2

B. A loading berth shall not be less than ten feet wide, thirty-five feet long and have a height clearance of twelve feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

C. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately meet the needs of the use.

D. Off-street parking areas used to fulfill the requirements of this title shall not be counted as required loading spaces and shall not be used for loading and unloading operations, except during periods of the day when not required to meet parking needs.

E. In no case shall any portion of a street or alley be counted as a part of the required parking or loading space, and such spaces shall be designed and located as to avoid undue interference with the public use of streets or alleys. (Ord. 1436 §2(part), 1981).

#### **17.64.030 Off-street parking--Required.**

In all districts, except those specifically excepted and noted, in connection with any use whatsoever, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity or the use is changed or increased in intensity, off-street parking spaces for automobiles for the enlarged or increased portion in the case of an addition or for the building, structure or use in other cases, in accordance with the requirements herein. (Ord. 1436 §2(part), 1981).

#### **17.64.040 Off-street parking--Number of spaces.**

The number of off-street parking spaces required for specific land uses shall be as set forth in the following schedule:

<b>USE</b>	<b>STANDARD</b>
<b>A. Residential</b>	
1. One- and two-family dwellings.	A private garage or carport accommodating not less than two parking spaces for each dwelling unit.
2. Multiple family dwellings.	Not less than two spaces per dwelling unit, at least one of which shall be a garage or carport; plus one guest parking space for each four dwelling units or fraction thereof.
3. Mobile home parks.	Two spaces on the same lot or pad as the mobile home (may be in tandem); plus one guest space for each four mobile homes or fraction thereof.
4. Rooming or boarding houses; residential hotels or motels.	One space for each accommodation; plus one space per each two employees.
<b>B. Commercial Lodging</b>	
1. Hotel or motel.	Not less than one space per guest unit; plus one space per each two employees. Units having kitchen facilities shall provide two spaces each.

**2. Club, lodge.**

Spaces to meet the combined requirements of the uses being conducted within.

**C. Institutions**

**1. Welfare or correctional institution.**

Not less than one space per five beds for patients or inmates.

**2. Convalescent hospital, nursing home, rest home, sanitarium.**

Not less than one space per each two beds for patients or residents.

**3. Hospital.**

Not less than three spaces per each two beds, determined by the maximum designed capacity of the facility.

**D. Places of Public Assembly**

**1. Churches, chapels, mortuaries, public**

Not less than one space per each four seats or eight square feet plus one space for every fifty square feet of area available for portable seating, secondary assembly or classroom purposes.

**2. Library, reading room, museum, art gallery.**

Not less than one space per four hundred square feet of net floor area; plus one space per each two employees.

**E. Schools**

**1. Child care center, day nursery, preschool.**

Not less than one space per employee; plus one space per five children the facility is designed or intended to accommodate. No requirements for facilities caring for five or fewer children simultaneously.

**2. Elementary and junior high schools.**

Not less than three spaces per classroom, or, one space per four seats in the main auditorium, gymnasium, or other place available for public assembly, whichever is greater.

**3. High schools and colleges.**

Not less than one space per each five students, based on the designed capacity of the facility, or, one space per four seats in the main auditorium, whichever is greater.

**4. Private and parochial schools, including vocational schools.**

Same as (E)(3) above, if in accordance with Section 17.64.050.

**F. Commercial Amusement and Entertainment**

**1. Theaters, amphitheaters, stadiums.**

Not less than one space per each four fixed seats or eight feet of bench length.

**2. Bowling alley.**

Five spaces per lane; plus one space per each two employees. Other uses in the building shall be calculated separately, per Section 17.64.050.

**3. Dancehall, skating rink.**

Not less than one space per each one hundred square feet of net floor (or ice) area or fraction thereof; plus one space per each two employees.

**4. Swimming pool (for public use).**

Not less than one space per each one hundred square feet of pool surface area.

**G. General Commercial**

**1. Retail stores, personal services and uses other than those listed in subsections (G)(2) through (G)(7) below.**

Not less than one space per each two hundred square feet of net floor area (excluding storage and other nonsales or nondisplay areas).

**2. Furniture, appliances, wholesale outlets.**

Not less than one space per each five hundred square feet of gross floor area.



3. Automobile, boat, manufactured home and mobile home, and recreational vehicle sales, service and rental. Not less than one space for each employee on the major shift; plus two spaces for each service bay; plus one space per each three hundred square feet of showroom area; plus one space per each two thousand square feet of used or new vehicle sales area, or other outdoor sales area.

4. Nurseries, gardening materials, building materials, and similar businesses requiring large sales buildings or yards. Same as (G)(3) above.

5. Service or repair shop. Not less than one space per each three hundred square feet of gross floor area.

6. Eating and drinking establishments. Not less than one space per each three seats, or, per each one hundred square feet of gross floor area, whichever is greater; plus one space per each two employees on the major shift.

~~7. Drive-in, walk-up, or walk-through establishments for the sale of food or beverages. Restaurant, fast-food~~  
Not less than ten spaces for the first five hundred square feet or less of gross floor area, and one space for each additional fifty square feet; plus one space per each two employees on the major shift. NOTE: Some or all of these requirements may be waived in the C-3 district, provided the establishment is smaller than five hundred square feet and is intended to cater primarily to downtown pedestrian traffic during normal business hours. one (1) space per one hundred (100) feet of gross floor area, plus three stacking spaces for drive-thru window.

#### H. Office-Professional

1. Banks, other financial institutions, general and professional offices, governmental offices. Not less than one space per each three hundred square feet of gross floor area or fraction thereof. In no case shall there be fewer than three spaces provided.

2. Medical and dental offices; clinics. Not less than three spaces per practitioner; plus one space per each two employees, or, one space per each two hundred square feet of floor area, whichever is greater.

#### I. Industrial and Manufacturing

1. Assembling and manufacturing businesses. Not less than two spaces per each three employees on the two largest shifts\*, or one space per each five hundred square feet of gross floor area, whichever is greatest. (\*One space per employee if the business has only one shift).

2. Warehousing and other storage facilities. Not less than two spaces per each three employees on the two largest adjacent shifts\*, or one space per each one thousand square feet of gross floor area, whichever is greater. (\*One space per employee if the business has only one shift).

3. Industrial vehicles. One space for each vehicle kept or operated in connection with the use.

(Ord. 1684 §60, 1993; Ord. 1436 §2(part), 1981).

#### 17.64.050 Mixed uses.

In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for each of the various uses, computed separately. Off-street parking facilities provided for one use shall not be considered as providing required parking space for any other use, except as specified in Section 17.64.060. (Ord. 1436 §2(part), 1981).

**17.64.060 Common parking or loading areas.**

Parking area requirements applicable to two or more separate building sites or uses in any commercial (C) or manufacturing (M) district may be satisfied by the establishment and maintenance of common parking areas. Such areas shall be subject to approval by the planning commission as to size, shape, location and other factors. Such facilities shall be improved and maintained in the manner provided in this chapter. If the common parking area and the buildings or building sites to be served are subject to more than one ownership, permanent improvement and maintenance of such parking facilities must be provided for and such facilities shall not be used for any other purpose, unless approved substitute parking areas are provided. (Ord. 1436 §2(part), 1981).

**17.64.070 Compact car adjustment.**

A. Any parking lot or otherwise required public parking area containing ten or more parking spaces shall be eligible for a compact car adjustment, provided all requirements of this chapter are adequately met.

B. Up to, but not exceeding, twenty-five percent of the total number of required parking spaces may be designed and provided for the parking of compact cars.

C. All compact parking spaces must be identified for compact parking only. Compact parking space shall have the following minimum dimensions:

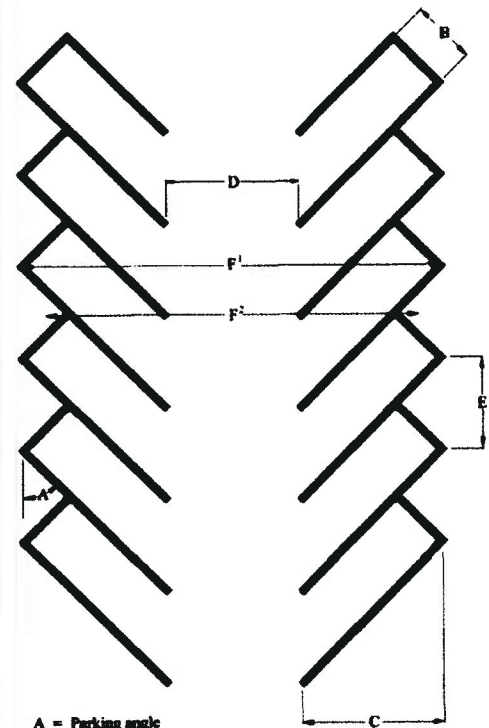
Width - as per the Table 1.

Length - reduce column "c" in Table 1 by three (3) feet. Compact car parking spaces shall be not less than eight feet in width and not less than fifteen feet in length. All maneuvering and driveway areas shall remain standard size, as provided in Section 17.64.100.

D. All compact car parking spaces shall be clearly marked as such, with such marking to be of the type found to be most appropriate by the planning commission. (Ord. 1436 §2(part), 1981).

**17.64.080 Change to another use.**

Areas needed to meet the parking requirements of a particular building or use shall not be transformed or changed to another type of use, nor transferred to meet the parking requirements of another building or use until the original user of said parking area has adequately met the parking



- A = Parking angle
- B = Stall width
- C = Stall to curb
- D = Aisle width
- E = Curb length per vehicle
- F<sup>1</sup> = Maximum center-to-center width of 2-row bin
- F<sup>2</sup> = Nested center-to-center width of 2-row bin

requirements of his use or has adequately provided his needed parking at another location approved by the planning commission. (Ord. 1436 §2(part), 1981).

TABLE 1. Parking Dimension Schedule

A	B	C	D	E	F	F'
0 Degrees (parallel)	8:00	8:00	12:00	23:00	28:00	n.a.
	8:50	8:50	12:00	23:00	29:00	n.a.
	9:00	9:00	12:00	23:00	30:00	n.a.
	9:50	9:50	12:00	23:00	31:00	n.a.
20 Degrees	8:00	14:00	11:00	23:40	39:00	31:50
	8:50	14:50	11:00	24:30	40:00	32:00
	9:00	15:00	11:00	26:30	41:00	32:50
	9:50	15:50	11:00	27:80	42:00	33:10
30 Degrees	8:00	16:50	11:00	16:00	44:00	37:10
	8:50	16:90	11:00	17:00	44:80	37:40
	9:00	17:30	11:00	18:00	45:60	37:80
	9:50	17:80	11:00	19:00	46:60	38:40
40 Degrees	8:00	18:30	13:00	12:40	49:60	43:50
	8:50	18:70	12:00	12:20	49:40	42:90
	9:00	19:10	12:00	14:00	50:20	43:50
	9:50	19:50	12:00	14:80	51:00	43:70
45 Degrees	8:00	19:10**	14:00	11:30	52:20	46:50
	8:50	19:40**	13:50	12:00	52:30	46:50
	9:00	19:80**	13:00	12:70	52:60	46:20
	9:50	20:10**	13:00	13:40	53:20	46:5
50 Degrees	8:00	19:70**	14:00	10:50	53:40	48:30
	8:50	20:00**	12:50	11:10	52:50	47:00
	9:00	20:40**	12:00	11:70	52:80	47:00
	9:50	20:70**	12:00	12:40	53:40	47:30
60 Degrees	8:00	20:40**	19:00	9:20	59:80	55:80
	8:50	20:70**	18:50	9:80	59:90	55:60
	9:00	21:00**	18:00	10:40	60:00	55:50
	9:50	21:20**	18:00	11:00	60:40	55:80
70 Degrees	8:00	20:60**	20:00	8:50	61:20	58:50
	8:50	20:80**	19:50	9:00	61:10	58:20
	9:00	21:00**	19:00	9:60	61:00	57:90
	9:50	21:20**	18:50	10:10	60:90	57:70
80 Degrees	8:00	20:10**	25:00*	8:10	65:20	63:80
	8:50	20:20**	24:00*	8:60	64:40	62:90
	9:00	20:30**	24:00*	9:10	64:30	62:70
	9:50	20:40**	24:00*	9:60	64:40	62:70
90 Degrees	8:00	19:00**	26:00*	8:00	64:00	n.a.
	8:50	19:00**	25:00*	8:50	63:00	n.a.
	9:00	19:00**	24:00*	9:00	62:00	n.a.
	9:50	19:00**	24:00*	9:50	62:00	n.a.

Note: Two-way circulation

\*\* Maximum deduction of two (2) feet for overhang when curb serves as wheel stop

**17.64.090 Fractional requirement.**

Any building or use that, upon computation of the required number of parking spaces, is found to require a fractional part of a parking space, any fraction shall be construed as one complete space. (Ord. 1436 §2(part), 1981).

**17.64.100 Parking design requirements.**

**A. Parking Stall Design and Minimum Dimensions.** All off-street parking spaces shall be improved to conform to City standards for surfacing, stormwater management, and striping. Standard parking spaces shall conform to the following standards and the dimensions in Figures 1 and Table 1: Size of Parking Spaces. ~~The standard size for automobile parking spaces shall be nine feet in width by twenty feet in length. A compact car parking space shall be eight feet in width by fifteen feet in length, as provided in Section 17.64.070.~~

**B. When a concrete curb is used as a wheel stop it may be placed within the parking space up to two (2) feet from the front of a space. In such cases the area between the wheel stop and landscaping need not be paved provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.** ~~Parking Lot Aisles. The width of parking lot aisles shall be as illustrated in the diagrams entitled "Parking Standards," contained in Ordinance 1512, and adopted by reference.~~

**C. Access.** There shall be adequate provision for ingress and egress to all parking spaces.

**D. Driveways.** Driveway width shall be measured at the driveway's narrowest point, including the curb cut. The design and construction of driveways shall be as set forth in the Standard Specifications and Uniform Standard Details for Public Works Construction Manual.

**E. Improvement of Parking Spaces.**

1. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved with durable materials for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas.

2. Required parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single- or two-family dwellings.

3. Parking spaces for uses other than one- and two-family dwellings shall be designed so that no backing movements or other maneuvering within a street or other public right-of-way shall be necessary.

**4. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to reflect the light away from adjacent streets or properties.**

**5. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.**

**6. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.**

**7. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area or side yard area of a corner lot abutting a street in any residential (R) district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.**

**F. Limitation on Use of Parking Areas. Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner. The parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic, will result. (Ord. 1684 §61, 1993; Ord. 1512 §1, 1984; Ord. 1436 §2(part), 1981).**

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

**Sections:**

- 17.24.010 Purpose.
- 17.24.020 Permitted uses.
- 17.24.030 Conditional uses.
- 17.24.040 Height regulations.
- 17.24.050 Area, width and yard requirements.
- 17.24.060 Lot coverage.
- 17.24.070 Special yards and distances between buildings.
- 17.24.080 Restrictions on additional dwelling units on a single lot.

**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:

- A. One 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 multisectional 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. One two-family dwelling;

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 Oregon Revised Statutes 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; 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. 1691 §1, 1993; Ord. 1684 §33, 1993; Ord. 1615 §31, 1989; Ord. 1436 §2(part), 1981).

#### **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. 1684 §34, 1993; Ord. 1615 §32, 1989; Ord. 1551 §3, 1985; Ord. 1530 §1, 1984; Ord. 1436 §2(part), 1981).

**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. (Ord. 1738 §3, 1996; Ord. 1723 §3, 1995; Ord. 1615 §24, 1989; Ord. 1436 §2(part), 1981).

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

a. Minimum Density, 76 units per net acre; and

b. Maximum Density, 12 units per net acre.

The term net acre is defined as the project area less all dedicated public areas.

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

## Chapter 17.28

## R-3, RESIDENTIAL MULTIPLE-FAMILY DISTRICT

## Sections:

- 17.28.010 Purpose.
- 17.28.020 Permitted uses.
- 17.28.030 Conditional uses.
- 17.28.040 Height regulations.
- 17.28.050 Area, width and yard requirements.
- 17.28.060 Lot coverage.
- 17.28.070 Special yards and distances between buildings.
- 17.28.080 Density.
- 17.28.085 Restrictions on additional dwelling units on a single lot.
- 17.28.090 Off-street parking.

**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 the high density development of lower cost per unit affordable single-family and multiple-family housing types, including apartments, condominiums, and other multiple family alternatives 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).

**17.28.020 Permitted uses.** The following uses and their accessory uses are permitted in the R-3 district:

- A. Single-family 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 multisectional 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. Multiple-family dwellings and dwelling groups;
  - E. Boardinghouses and rooming houses;
  - F. Public schools, parochial schools, kindergartens, but not including business, dance, music, art, trade, technical or similar schools;
  - G. Public parks and recreational facilities;
  - H. Churches and similar religious institutions;
  - I. Developer's project office and sales office including mobile homes and trailers adapted to that purpose during construction of the project only;
  - J. Residential facilities, as that term is defined in Oregon Revised Statutes 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;
  - K. Residential homes; and

- L. 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. 1691 §2, 1993; Ord. 1684 §36, 1993; Ord. 1615 §8, 1989; Ord. 1436 §2(part), 1981).

**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. 1684 §37, 1993; Ord. 1615 §33, 1989; Ord. 1551 §4, 1985; Ord. 1530 §2, 1984; Ord. 1436 §2(part), 1981).

**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 ~~Area, width and yard requirements~~ Development Standards.**

~~The following lot requirements shall be observed in the R-3 district~~ At the discretion of the applicant, a development application within the R-3 district shall be subject to either:

A. Conventional Zoning:

A-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.

B-2. Lot Width. The minimum width of a lot shall be sixty feet, with corner lots being a minimum of seventy feet in width.

C-3. Lot Depth. No requirement.

D-4. Front Yard. The front yard shall be a minimum of twenty (20) feet.

E-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:

1-a. Sight distance and clear vision area requirements set forth in the public works standards;

2-b. Special setback rules set forth in Section 17.60.090; and

3-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.

F-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 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, 14 units per net acre; and

b. Maximum Density, 25 units per net acre

The term net acre is defined as the project area less all dedicated public areas.

G.7. 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. (Ord. 1738 §4, 1996; Ord. 1723 §4, 1995; Ord. 1615 §25, 1989; Ord. 1436 §2(part), 1981).

B. Performance Zoning: With the exception of the density requirements set forth in Section 17.28.050(A)(9), the development standards of the TOD MMR district as set forth in Section 17.65, shall apply to the design and development of property within the R-3 district.

~~17.28.060 Lot coverage.~~

~~The maximum permitted aggregate building coverage in an R-3 district shall be fifty percent of the lot area. (Ord. 1436 §2(part), 1981).~~

~~17.28.070 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 or clustered units shall be 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. (Ord. 1436 §2(part), 1981).~~

~~17.28.080 Density.~~

~~The following measurements indicate maximum permitted residential density in an R-3 district:~~

~~A. Basic lot area for the first dwelling unit shall be four thousand square feet;~~

~~B. Lot area required for each additional dwelling unit shall be one thousand six hundred forty eight square feet;~~

~~C. The comprehensive plan map shall govern all maximum densities within the city. In some cases, the R-3 zoning district, which is generally considered high density, is applied to areas that are designated medium density on the comprehensive plan map. In such cases, the following will apply:~~

~~1. The maximum overall project density will not exceed the twelve dwelling units per acre maximum density of a medium density category, as shown on the plan map, unless in a PUD;~~

~~2. All other provisions of the R-3 district will apply as in any other R-3 district. (Ord. 1684 §38, 1993; Ord. 1615 §12, 1989; Ord. 1436 §2(part), 1981).~~

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

**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).



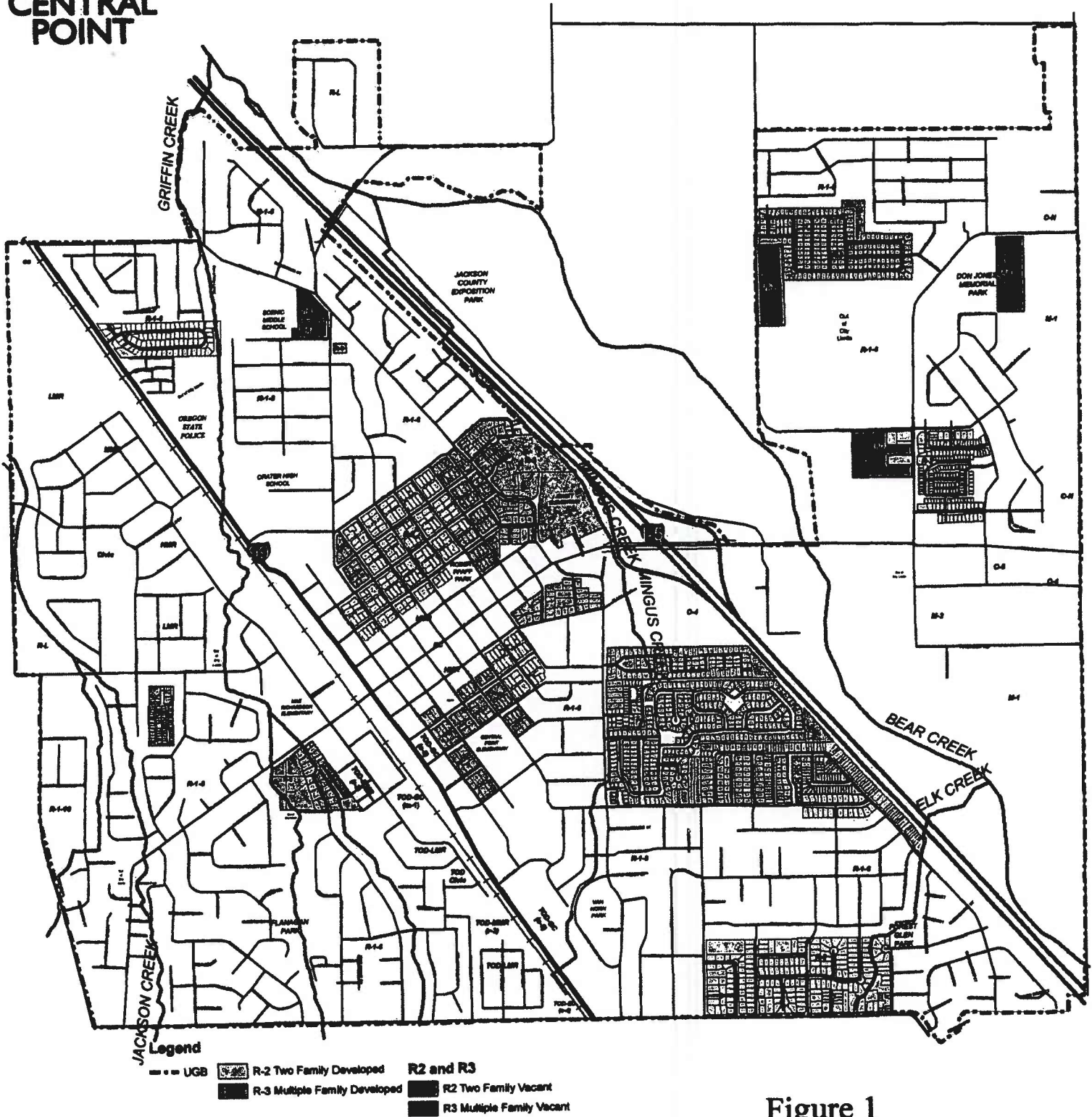


Figure 1

R-2 and R-3 Zoned Lands  
Developed and Vacant  
2008

P:/R3 and R2 code amend map.mxd  
CC 26 March 2008

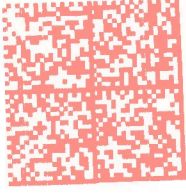
CENTRAL POINT  
DEPT.  
THIRD STREET  
POINT, OR 97502

DEPT OF

MAY 19 2003

LAND CONSERVATION  
AND DEVELOPMENT

ATTN: PLAN AMENDMENT SPECIALIST  
DEPT. OF LAND CONSERVATION & DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OR 97301-2540



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