



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

06/03/2013

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

FROM: Plan Amendment Program Specialist

SUBJECT: Jackson County Plan Amendment  
DLCD File Number 005-12

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: Thursday, June 13, 2013

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Zac Moody, Jackson County  
Jon Jinings, DLCD Community Services Specialist  
Josh LeBombard, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DATE  
STAMP

DEPT OF  
MAY 28 2013  
LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **Jackson County**

Local file number: **LRP2012-00002**

Date of Adoption: **5/22/2013**

Date Mailed: **5/23/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 9/12/12

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

The proposed changes to the text in Chapter 3, Site Development Review establish clear procedures for reviewing new and existing site development and provide an expedited process for changes of use and ownership applications. Changes to Table 6.2-1 in Chapter 6 were also made in order to implement the changes in Chapter 3. The proposed changes also add new text to Chapter 8 of the LDO, providing a process for processing applications that create a specific amount of impervious surface.

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

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

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>
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Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD File No. 005-12 (17464]



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

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

Department of Environmental Quality, Rogue Valley Sewer Services, Oregon Department of Transportation,  
City of Medford, City of Ashland, City of Central Point, Jackson County Roads & Parks.

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Local Contact: **Zac Moody**

Phone: (541) 774-6944 Extension:

Address: **10 S. Oakdale, Rm 100**

Fax Number: **541-774-6791**

City: **Medford, OR**

Zip: **97501-**

E-mail Address: **moodyzw@jacksoncounty.org**

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## ADOPTION SUBMITTAL REQUIREMENTS

**This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on **light green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.



## NOTICE OF ADOPTION

Pursuant to Oregon Revised Statutes (ORS) 197.615, you are hereby being notified that the Jackson County Board of Commissioners adopted Ordinance No. 2013-3 at a properly advertised public hearing on April 24, 2013, at 1:30 p.m., in the Auditorium of the Jackson County Offices, 10 South Oakdale, Medford, Oregon 97501.

The ordinance will go into effect on July 21, 2013 (60 days from the date of adoption). A description of the ordinance follows:

Ordinance No. 2013-3 amending the Jackson County Land Development Ordinance revising Site Plan Review, Section 3.2, establishing uniform procedures for reviewing new and existing site development; providing an expedited process for changes of use and ownership; approving other text amendments in Chapters 6-9 and Chapters 11-12 directly related to Site Plan Review and Definitions in Section 13.3; and revising definitions related to uses in Table 6.2-1 and those specific to Site Plan Review. File LRP2012-00002.

This notice is being mailed to you on May 23, 2013, which is within five working days after the adoption date of the ordinance(s) as required by ORS 197.615. If you have any questions on the effect of this ordinance, please contact **Zac Moody** at Development Services, Room 100, County Offices, 10 South Oakdale, Medford, Oregon 97501. Telephone: Medford 774-6944; Jackson County residents outside of Medford's local calling area 1-800-452-5021 and enter the next four digit extension 6944.

You may review this ordinance, or you may purchase a copy for \$.25 for the first page and \$.10 for each additional page, at Development Services, Room 100, County Offices, 10 South Oakdale, Medford, Oregon 97501, between the hours of 8:00 a.m. and 4:00 p.m., Monday, Tuesday, Thursday and Friday; and 11:00 a.m. to 4:00 p.m on Wednesday.

The Board of County Commissioner's Ordinances are the final decisions on this action. Pursuant to State law, Jackson County is hereby notifying all persons who participated in the hearings, either in writing or orally. This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). You must appeal this decision within 21 days of the date it is mailed. This decision is being mailed on May 23, 2013, and the LUBA appeal period will expire on June 13, 2013. Please contact LUBA for specific appeal information. They are located at 550 Capitol Street N.E. Suite 235, Salem, Oregon 97301-2552. They can be reached at (503) 373-1265.

Attachments: Notary Packet

NOTARY PAGE

STATE OF OREGON )  
 )  
COUNTY OF JACKSON )

I, Patricia A. Guida, being first duly sworn, depose and say that on behalf of Jackson County Development Services, I gave notice of Board of Commissioners Ordinance No. 2013-3 by mailing a copy of the Notice of Adoption by regular mail to each of the following named persons at their respective last known addresses, to wit: (as attached)

Each of said copies of the Notice were enclosed in a sealed envelope addressed to the persons at the addresses above set forth, with postage thereon fully prepaid and was deposited in the post office at Medford, Oregon, on May 23, 2013.

Patricia A. Guida  
Signature

Personally appeared before me this 23<sup>rd</sup> day of May, 2013, the above named Patricia A. Guida who acknowledged the foregoing affidavit to be her voluntary act and deed.



Laura A. Marshall  
Notary Public for Oregon  
My Commission Expires: 2-6-2016

NOTICE OF ADOPTION SENT TO: APPLICANT AND INTERESTED PERSONS.

APPLICANT NAME: JACKSON COUNTY  
FILE NO: LRP2012-00002

FILE NO. LRP2012-00002  
NOTICE OF ADOPTION LABELS  
APPLICANT: JACKSON COUNTY  
DATE CREATED: 5/23/13

BOC LRP2012-00002  
DON SKUNDRICK, CHAIR  
BOARD OF COMMISSIONERS

BOC LRP2012-00002  
DOUG BREIDENTHAL  
BOARD OF COMMISSIONERS

BOC LRP2012-00002  
JOHN RACHOR  
BOARD OF COMMISSIONERS

STAFF LRP2012-00002  
KELLY MADDING  
DIRECTOR

STAFF LRP2012-00002  
ZAC MOODY  
PLANNER

STAFF LRP2012-00002  
TRACIE NICKEL  
PLANNER

STAFF LRP2012-00002  
RICK WHITLOCK  
COUNTY COUNSEL

STAFF LRP2012-00002  
JOEL BENTON  
COUNTY COUNSEL

STAFF LRP2012-00002  
RECEPTION DESK

LRP2012-00002 IP  
BARBARA DECKER  
3303 N VALLEY VIEW RD  
ASHLAND OR 97520

LRP2012-00002 IP  
WALTER FITZGERALD  
PO BOX 3984  
CENTRAL POINT OR 97502

LRP2012-00002 IP  
BRENT MITCHELL  
4450 FERN VALLEY RD  
MEDFORD OR 97504

LRP2012-00002 IP  
ROSALIE LINDVIG  
4415 INDEPENDENCE SCHOOL RD  
MEDFORD OR 97501

LRP2012-00002 IP  
RAUL WOERNER  
CSA PLANNING  
4492 BROWNRIDGE TERRACE  
MEDFORD OR 97504

STAKEHOLDER LRP2012-00002  
BURRILL REALESTATE LLC  
CURT BURRILL  
3560 EXCEL DR STE 101  
MEDFORD OR 97504

STAKEHOLDER LRP2012-00002  
RICHARD STEVENS & ASSOCIATES  
CLARK STEVENS  
PO BOX 4368  
MEDFORD OR 97501

STAKEHOLDER LRP2012-00002  
SOREDI  
COLLEEN PADILLA  
100 E MAIN ST STE A  
MEDFORD OR 97501

STAKEHOLDER LRP2012-00002  
OREGON OPPORTUNITIES  
CURT JOHNSON  
548 BUSINESS PARK DR  
MEDFORD OR 97504

STAKEHOLDER LRP2012-00002  
AUSLAND GROUP  
100 E MAIN ST STE N  
MEDFORD OR 97501

STAKEHOLDER LRP2012-00002  
S & B JAMES CONSTRUCTION  
8425 AGATE RD  
WHITE CITY OR 97503

IP LRP2012-00002  
TOM SUTTLE, CITY OF MEDFORD  
1100 KIRTLAND RD  
CENTRAL POINT OR 97502

IP LRP2012-00002  
TIMBER PRODUCTS  
JOHN EMERY  
PO BOX 1669  
MEDFORD OR 97501

IP LRP2012-00002  
FARWEST STEEL  
ROB BUCKLAND  
2260 SAGE RD  
MEDFORD OR 97501

IP LRP2012-00002  
FARWEST STEEL  
FRANK SILVAN  
2260 SAGE RD  
MEDFORD OR 9701

IP LRP2012-00002  
BOISE CASCADE WOOD PROD  
KATHY SPERLE  
PO BOX 100  
MEDFORD OR 97501

IP LRP2012-00002  
BILL WHIPPLE  
4599 E ANTELOPE RD  
EAGLE POINT OR 97503

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
STATE OF OREGON, COUNTY OF JACKSON

ORDINANCE NO. 2013-3

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE JACKSON COUNTY LAND DEVELOPMENT ORDINANCE REVISING SITE PLAN REVIEW, SECTION 3.2; ESTABLISHING UNIFORM PROCEDURES FOR REVIEWING NEW AND EXISTING SITE DEVELOPMENT; PROVIDING AN EXPEDITED PROCESS FOR CHANGES OF USE AND OWNERSHIP; APPROVING OTHER TEXT AMENDMENTS IN CHAPTERS 6-9 AND CHAPTERS 11-12 DIRECTLY RELATED TO SITE PLAN REVIEW AND DEFINITIONS IN SECTION 13.3; AND REVISING DEFINITIONS RELATED TO USES IN TABLE 6.2-1 AND THOSE SPECIFIC TO SITE PLAN REVIEW. FILE NO. LRP2012-00002.

RECITALS:

1. Pursuant to Chapters 197 and 215 of the Oregon Revised Statutes and in conformance with the Statewide Planning Goals, Jackson County's Comprehensive Plan and implementing ordinances have been acknowledged by the Oregon Land Conservation and Development Commission.
2. The standards justifying legislative amendments to the Jackson County Land Development Ordinance are contained in Jackson County Land Development Ordinance (JCLDO) Chapter 3.
3. JCLDO Section 3.8.3 states that text amendments to the Jackson County Land Development Ordinance must conform to the Statewide Planning Goals, Oregon Administrative Rules, and the Comprehensive Plan, as applicable.

4. On June 27, 2012 Board Order 146-12 directed Planning Staff to initiate amendments to the Jackson County Land Development Ordinance, Section 3.2, Site Plan Review.
5. A notice of the proposed amendments was provided to the Department of Land Conservation and Development (DLCD) on September 12, 2012, 120 days prior to the first evidentiary hearing.
6. On January 10, 2013, the Jackson County Planning Commission (JCPC) held a properly noticed and advertised public hearing to consider testimony on this amendment. After considering testimony submitted, the JCPC recommended that Planning Staff review submitted comments and make appropriate changes and continued the meeting to February 14, 2013. After considering the revisions presented by Staff, the JCPC, by motion and vote, recommended that the Board of Commissioners approve the proposed text amendments. The JCPC signed the Recommendation for Approval on February 28, 2013.
7. On April 24, 2013, the Jackson County Board of Commissioners held a properly noticed and advertised public meeting to consider the testimony for the proposed text amendments to Site Plan Review. After considering testimony submitted, including the record of the JCPC hearing, the Board of Commissioners, by motion and vote, approved the text amendments, with some modifications.

NOW, THEREFORE, the Board of County Commissioners of Jackson County ORDAINS as follows:

#### **SECTION 1. FINDINGS OF FACT**

Based upon the testimony presented, the Board of County Commissioners makes the following findings of fact with respect to these text amendments. Where factual conflicts arose, the Board of County Commissioners resolved them consistent with these findings:

- 1.1 The Board of Commissioners finds that a proper Measure 56 notice was sent to property owners with land in a commercial, industrial or urban residential zoning designation on December 21, 2012. Legal notice was sent to affected agencies, interested parties and media on December 21, 2012. Legal notice was published in the Sunday, December 30, 2012 edition of the Medford Mail Tribune.
- 1.2 The Board of Commissioners finds that a public hearing was held to consider the evidence on this matter on April 24, 2013.
- 1.3 The Board of Commissioners finds that a Staff Report was prepared for the application and reviewed at the public hearing.



- 1.4 The Board of Commissioners finds that comments submitted at the public hearing addressing the discretionary nature of Site Plan Review were addressed by Planning Staff at the time of the hearing.
- 1.5 With respect to the public comment received at the Public Hearing, the Board of Commissioners finds that Planning Staff amended the text in the following sections to reflect, in concept, the text revisions approved by the Board during the meeting:

Section 3.2.2 Applicability- Includes the following language - *or uses identified in ORS 215.283(1)*.

Section 3.2.3(A)(1) – Removes language that applies discretion when determining if the threshold within the section has been exceeded.

Section 3.2.4(F) – Includes language that requires feasibility be determined by an Oregon registered professional Engineer. Omits the term “onsite”.

Section 3.2.5 General Submittal Requirements – Removes language that references the User’s Guide.

Table 6.2-1 Use Table – Review type changed from Type “1/2” to Type “2”.

Section 8.8.3 – Includes language that requires feasibility be determined by an Oregon registered professional Engineer.
- 1.6 The Board of Commissioners finds that Planning Staff amended the language in Sections 3.2.2, 3.2.3(A)(1), 3.2.4(F), 3.2.5 and Section 8.8.3 as directed.
- 1.7 The Board of Commissioners finds that comments submitted by agencies, affected property owners and other professionals have been addressed in the final version of the proposed text amendments.

## **SECTION 2. LEGAL FINDINGS**

- 2.1 To approve amendments to the Jackson County Land Development Ordinance, the Board of Commissioners must find consistency with the Statewide Planning Goals, Oregon Administrative Rules, the Jackson County Comprehensive Plan and the Jackson County Land Development Ordinance.

- 2.2 The Board of Commissioners hereby adopts, as its own, the Legal Findings contained in the Jackson County Planning Commission (JCPC) Recommendation for Approval, incorporated herein and attached as Exhibit "A".
- 2.3 The deliberations held on April 24, 2013 resulted in a decision to approve the application with revisions authorized by the Board of Commissioners. The approved text amendments to the Land Development Ordinance are incorporated herein and attached as Exhibit "B".

### **SECTION 3. CONCLUSIONS**

- 3.1 The Board of Commissioners concludes that proper public notice of the public hearing was given.
- 3.2 The Board of Commissioners hereby adopts, as its own, the Conclusions contained in the JCPC's Recommendation for Approval, incorporated herein and attached as Exhibit "A". These conclusions demonstrate that the application is in compliance with the applicable Statewide Planning Goals, Oregon Administrative Rules, the applicable policies in the Jackson County Comprehensive Plan, and the applicable sections of the Jackson County Land Development Ordinance.
- 3.3 The Board of Commissioners hereby concludes that the changes recommended during deliberations are contained in the amended Land Development Ordinance text attached as Exhibit "B".

### **SECTION 4. DECISION**

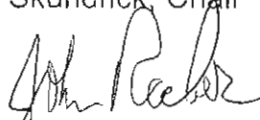
- 4.1 Based on the record of the public hearing and the recommendation of the Jackson County Planning Commission, attached hereto and incorporated herein as Exhibit "A", the Board of Commissioners hereby approves text amendments to the Jackson County Land Development Ordinance revising Site Plan Review, Section 3.2; establishing uniform procedures for reviewing new and existing site development; providing an expedited process for changes of use and ownership; approving other text amendments in chapters 6-9 and Chapters 11-12 directly related to site plan review and definitions in Section 13.3; and revising definitions related to uses in Table 6.2-1 and those specific to Site Plan Review. File No. LRP2012-00002.

ADOPTED this 22<sup>nd</sup> day of May, 2013, at Medford, Oregon.

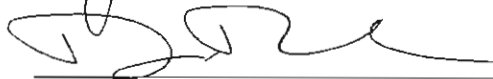
JACKSON COUNTY BOARD OF COMMISSIONERS



Don Skundrick, Chair

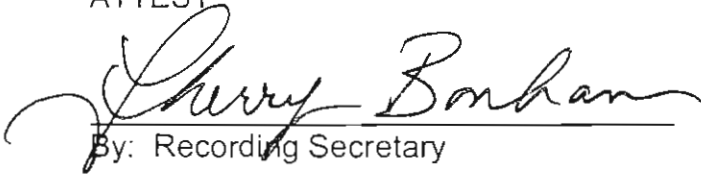


John Rachor, Commissioner



Doug Breidenthal, Commissioner

ATTEST:



By: Recording Secretary

APPROVED AS TO LEGAL SUFFICIENCY:



County Counsel

The Board of Commissioners' Ordinance is the final decision on this action. This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). You must appeal this decision within 21 days of the date it is mailed. This decision is being mailed on May 23, 2013, and the LUBA appeal period will expire on June 13, 2013. Please contact LUBA for specific appeal information. They are located at 550 Capitol Street N.E. Suite 235, Salem, Oregon 97301-2552. They can be reached at (503) 373-1265.

BEFORE THE JACKSON COUNTY PLANNING COMMISSION  
STATE OF OREGON, COUNTY OF JACKSON

IN THE MATTER OF FILE NO. )  
LRP2012-00002, AN APPLICATION TO )  
AMEND THE JACKSON COUNTY LAND )  
DEVELOPMENT ORDINANCE TABLE 6.2-1, )  
AND SECTION 3.2. ESTABLISHING )  
UNIFORM PROCEDURES FOR REVIEWING )  
NEW AND EXISTING SITE DEVELOPMENT )  
AND PROVIDING AN EXPEDITED )  
PROCESS FOR CHANGE OF USE OR )  
CHANGE OF OWNERSHIP IN THE )  
COMMERCIAL AND INDUSTRIAL ZONING )  
DISTRICTS.

RECOMMENDATION  
FOR APPROVAL

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**RECITALS:**

1. Pursuant to Chapters 197 and 215 of the Oregon Revised Statutes and in conformance with the Statewide Planning Goals, Jackson County's Comprehensive Plan and implementing ordinances have been acknowledged by the Oregon Land Conservation and Development Commission.
2. The standards justifying minor and quasi-judicial amendments to the Jackson County Land Development Ordinance are found in the Jackson County Land Development Ordinance (JCLDO) Chapter 3.
3. JCLDO Section 3.7.3 states that amendments to the Land Development Ordinance must conform to the Statewide Planning Goals, Oregon Administrative Rules, and the Comprehensive as applicable.
4. On June 21, 2012 a request to initiate a text change to the Site Development Review Requirements of Section 3.2 was submitted to the Jackson County Board of Commissioners. The request was approved by the Board of Commissioners on June 27, 2012.

**PROCEDURAL FINDINGS:**

1. A notice of the proposed amendment was provided to the Department of Land Conservation and Development (DLCD) on September 12, 2012, 111 days prior to the first evidentiary hearing. A Measure 56 notice was mailed to all Urban Residential, Commercial and Industrial parcels in Jackson County, on December 11, 2012. A notice was published in the Sunday, December 30, 2012 edition Medford Mail Tribune that a first evidentiary hearing was scheduled before the Jackson County Planning Commission on Thursday, January 10, 2013 at 9:00 a.m. in the Jackson County Auditorium.

2. On January 10, 2013, the Jackson County Planning Commission held a properly advertised public hearing to consider the proposed amendments.
3. On January 10, 2013, at the request of the public in attendance, the Jackson County Planning Commission held the written record open until January 21, 2013 at 4:00 p.m. The Jackson County Planning Commission meeting was continued to Thursday, February 14, 2013 at 9:30 a.m.
4. On February 14, 2013 the Jackson County Planning Commission met with no deliberations and continued the meeting to February 28, 2013.
5. On February 28, 2013 the Jackson County Planning Commission held a properly advertised public meeting to deliberate and consider the proposed amendments.

***Now, therefore,***

*The Jackson County Planning Commission finds, concludes and RECOMMENDS as follows:*

**SECTION 1. FINDINGS OF FACT:**

Based upon the evidence and arguments presented, the Planning Commission makes the following findings of fact with respect to this application:

- 1.1 The Planning Commission finds that proper Measure 56 notice was sent to all affected properties on December 11, 2012. Legal notice was published in the Sunday, December 30, 2012 edition of the Medford Mail Tribune.
- 1.2 The Planning Commission finds that a public hearing was held to consider the evidence on this matter on January 10, 2013 with subsequent meetings on February 14, 2013 and February 28, 2013.
- 1.3 Amendments to LDO Section 3.2 and Table 6.2-1 were submitted by staff for review. The amendments were reviewed by the Planning Commission and minor changes were directed by the Planning Commission. Staff was requested to make the changes as indicated by the Planning Commission and prepare a Recommendation of Approval for the Board of Commissioners.

**SECTION 2. LEGAL FINDINGS:**

- 2.1 To recommend approval of an amendment to the text of the Land Development Ordinance, the Planning Commission must find consistency with the Statewide Planning Goals, Oregon Administrative Rules, the Jackson County Comprehensive Plan and the Jackson County Land Development Ordinance.
- 2.2 The Planning Commission hereby adopts the findings in the Staff Reports for the proposed amendments as a basis for this recommendation. These findings demonstrate that the amendments are in compliance with the Statewide Planning



Goals, Oregon Administrative Rules, the Jackson County Comprehensive Plan, and the Jackson County Land Development Ordinance.

- 2.3 The deliberations held on February 28, 2013 resulted in a motion to recommend approval of the amendments to the Land Development Ordinance.

**SECTION 3. CONCLUSIONS:**

Based on the evidence and arguments included in the record, the Planning Commission concludes that the proposed amendment to the text of the Jackson County Land Development Ordinance is in compliance with the Jackson County Land Development Ordinance, Statewide Planning Goals, Oregon Administrative Rules, and the Jackson County Comprehensive Plan.

**SECTION 4. RECOMMENDATION:**

The Jackson County Planning Commission hereby recommends that the Board of Commissioners approve file LRP2012-00002.

This recommendation for APPROVAL adopted this \_\_\_\_ day of \_\_\_\_\_, 2013, at Medford, Oregon.

**JACKSON COUNTY PLANNING COMMISSION**

\_\_\_\_\_  
Don Greene, Chair

\_\_\_\_\_  
Joel Ockunzzi, Commissioner

\_\_\_\_\_  
Richard B. Thierolf, Commissioner

\_\_\_\_\_  
Tani Wouters, Commissioner

\_\_\_\_\_  
Craig Prewitt, Commissioner

**ATTEST:**

\_\_\_\_\_  
Kelly Madding, Development Services Director

Goals, Oregon Administrative Rules, the Jackson County Comprehensive Plan, and the Jackson County Land Development Ordinance.

- 2.3 The deliberations held on February 28, 2013 resulted in a motion to recommend approval of the amendments to the Land Development Ordinance.

**SECTION 3. CONCLUSIONS:**

Based on the evidence and arguments included in the record, the Planning Commission concludes that the proposed amendment to the text of the Jackson County Land Development Ordinance is in compliance with the Jackson County Land Development Ordinance, Statewide Planning Goals, Oregon Administrative Rules, and the Jackson County Comprehensive Plan.

**SECTION 4. RECOMMENDATION:**

The Jackson County Planning Commission hereby recommends that the Board of Commissioners approve file LRP2012-00002.

This recommendation for APPROVAL adopted this 28th day of February, 2013, at Medford, Oregon.

**JACKSON COUNTY PLANNING COMMISSION**

  
\_\_\_\_\_  
Don Greene, Chair

  
\_\_\_\_\_  
Joel Ockunzzi, Commissioner

  
\_\_\_\_\_  
Richard B. Thierolf, Commissioner

  
\_\_\_\_\_  
Tani Wouters, Commissioner

  
\_\_\_\_\_  
Craig Prewitt, Commissioner

**ATTEST:**

  
\_\_\_\_\_  
Kelly Madding, Development Services Director

## 6.2 TABLE OF PERMITTED USES

Table 6.2-1 sets forth the uses permitted within all base zoning districts, except for the resource districts. Uses allowed within the resource districts are set forth in Chapter 4 and those allowed in overlay districts are set forth in Chapter 7. This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require a Type 1, 2, 3, or 4 review, unless otherwise specified in Table 6.2-1.

### 6.2.1 Explanation of Table Abbreviations

- A) ***Type 1***  
A "1" in the Table indicates that a use type is allowed by-right in the respective zoning district, subject to review and approval of a plot plan showing compliance with all other applicable regulations of this Ordinance, including the Development Standards set forth in Chapter 9. Some uses may also require approval of a site development plan pursuant to Section 3.2 (e.g., new commercial or industrial uses on vacant parcels).
- B) ***Type 1/2***  
A "1/2" in the Table indicates that such reviews may be either ministerial or part of an administrative review. A ministerial review is appropriate when the application can show all the development standards are met and this Ordinance does not require a higher level review. Development subject to discretionary review pursuant to Chapters 7 through 10 of this Ordinance requires an administrative review with opportunity for appeal.
- C) ***Type 2***  
A "2" in the Table indicates that a use type is subject to administrative review and approval, in accordance with the Type 2 review procedures of Section 3.1.3. Some uses may also require approval of a site development plan pursuant to Section 3.2.
- D) ***Type 3***  
A "3" in the Table indicates that a use type is conditionally allowed only if reviewed and approved in accordance with the Type 3 review procedures of Section 3.1.4. Some uses may also require approval of a site development plan pursuant to Section 3.2.
- E) ***Type 4***  
A "4" in the Table indicates that a use type is subject to review and approval by the Planning Commission and Board of Commissioners, as applicable, in accordance with the Type 4 review procedures of Section 3.1.5. In addition, Type 4 land use permits require a site development plan pursuant to Section 3.2.
- F) ***Uses Not Allowed***

A dash ( - ) indicates that the use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

G) ***Numerical References***

The references contained in the “See Also” column are references to additional standards and requirements that apply to the use type listed. The regulations are set forth immediately following the table, in Section 6.3, or as otherwise specified. Standards referenced in the See Also column apply in all zoning districts unless otherwise expressly stated. Uses are also subject to applicable standards of Chapters 7, 8 and 9.

H) ***Use Categories/Use Types***

All of the major use categories listed in Table 6.2-1 are described in Section 13.2 “Use Classifications.” “Specific uses” are listed in the second column of the table. The use categories are intended to be mutually exclusive. If a use type is specifically listed in the table, that use type is allowed only in the districts indicated, not within the districts that allow the broader classification. If a use type is not listed, then the County will, upon the request of any interested party and pursuant to the procedures set forth in Section 6.2.3, “Procedure for classifying Unlisted Uses” make a determination within which use category, if any, such use type should be included.

I) ***Uses***

See Section 13.2 “Use Characteristics”, and Section 6.2.3 “Procedure for Classifying Unlisted Uses.” Accessory and temporary uses are allowed in all zoning districts.

## 6.2.2 Use Table for Base Zoning Districts<sup>1</sup>

**Note:** The urban residential zoning districts noted below include all urban residential and White City urban residential districts described in Section 5.4 of this Ordinance. Split use types may not be completely consistent with the “See Also” notes. Notwithstanding the permit review type listed under Commercial and Industrial uses, development subject to discretionary review pursuant to Chapters 7 through 10 requires a Type 2 administrative review, otherwise a new use or change of use on existing commercial or industrial sites are allowed subject to a Type 1 review.

---

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
<b>RESOURCE USES (FARM, FOREST, AGGREGATE, NATURAL RESOURCES)</b>																
Agriculture	Horse boarding & riding facilities	1	3	-	-	-	-	-	-	-	-	-	-	-	-	6.3.1(A)
	Intensive livestock	2	3	-	-	-	-	-	-	-	-	-	-	-	-	6.3.1(A)
	Non intensive agriculture	1	1	1	1*	1*	1	1	1	1	1	1	1	1	1	6.3.1(A); 5.5.3; 12.3.1
	Plant nursery	1	2	3	-	-	2	-	-	2	2	2	2	-	-	6.3.1(B) 6.4.4(D)





EXHIBIT B

TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit																	
CATEGORY	SPECIFIC USE	ZONING DISTRICTS												SEE ALSO			
		R U	RURAL RESIDENTIAL		URBAN RESIDL.		COMMERCIAL						INDUSTRIAL				
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S		G I	L I	
	dwelling park																
	Multi-family dwelling	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	6.3.2(B); 3.2
	Rectory/parsonage	2	1	1	1	2	1	2	2	2	2	3	2	2	2	2	6.3.2(C)
	Single-family dwelling, two or more (attached or detached)	2	2	2	2	-	2	-	-	-	-	-	-	-	-	-	6.3.2(D)
Group Living	Convent or monastery	2	3	3	3	-	-	-	-	-	-	-	-	-	-	-	3.2
	Farm labor housing	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Nursing home	-	3	3	3	3	-	-	-	-	-	-	-	-	-	-	
	Residential facility/ Community housing	-	3	3	3	1	-	-	-	-	-	-	-	-	-	-	ORS 197.660 ORS 426.502
	Residential home/ in-home day care	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	ORS 197.660; 6.3.3(K); 12.3.1

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	Substance abuse rehabilitation	-	3	3	3	-	-	-	-	-	-	-	-	-	-	
<b>COMMERCIAL/OFFICE USES</b>																
Agricultural Sales and Service	Agriculture produce stand	1	3	3	-	-	-	-	-	2	2	-	2	-	-	6.3.3(A)
	Farm equipment repair	3	-	-	-	-	1/2	-	-	2	2	3	2	1/2	1/2	
	Farm equipment sales	3	-	-	-	-	1/2	-	-	-	-	-	2	1/2	1/2	6.3.4(C)
	Farm equipment storage	1	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Firewood retail sales	1	2	2	-	-	1/2	-	-	-	-	-	-	1/2	-	6.3.3(M)
	Stock auction yard	3	-	-	-	-	-	-	-	-	-	-	-	3	-	
	Winery, tasting room	1	3	3	-	-	3	-	-	-	3	3	3	1/2	1/2	6.4.4(E)
Animal Sales and Service	Small animal clinic/hospital	-	3	-	-	-	1/2	-	-	3	3	3	2	-	3	6.3.3(B)







**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	Medical/dental/optical clinic	-	3	3	3	3	1/2	-	1/2	2	2	2	2	-	-	12.3.1
Office	Studio: broadcasting/recording	-	-	3	-	-	1/2	-	-	3	3	-	3	-	-	
	Information Technology Center		3	3			1/2							2	1/2	
	Business or professional office	-	-	-	-	-	1/2	-	1/2	3	2	2	2	-	-	12.3.1
Personal Service	Studio: art/dance/music/skills	-	-	-	-	-	1/2	-	1/2	2	2	3	2	-	-	12.3.1
	Barber or beauty shop	-	-	-	-	-	1/2	1/2	1/2	2	2	-	2	-	-	6.3.3(F), 12.3.1
	Laundromat or dry cleaner	-	-	-	-	-	1/2	-	1/2	3	3	-	3	-	-	5.5.3; 6.3.3(S),
	Mortuary	-	-	-	-	-	1/2	-	-	-	-	-	-	-	-	
	Tanning salon	-	-	-	-	-	1/2	-		-	-	-	2	-	-	12.3.1

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
Recreation and Entertainment	Amusement establishment (indoor)	-	-	-	-	-	1/2	-	-	-	-	-	-	-	-	
	Amusement establishment (outdoor)	-	-	-	-	-	3	-	-	-	-	-	-	-	-	6.3.7(C)
	Theater (indoor)	-	-	-	-	-	1/2	-	1/2	-	-	-	-	-	-	
Retail Sales	Auction service, commercial	-	-	-	-	-	1/2	-	-	-	-	-	-	1/2	1/2	6.3.3(D)
	Auction service, temporary	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6.3.3(E); 12.3.1
	Feed/seed store	-	-	-	-	-	1/2	-	-	2	2	3	2	-	-	
	Flea market	-	-	-	-	-	-	-	-	-	-	-	-	-	3	6.3.3(N)
	Florist/garden shop, drug store, or bake shop	-	-	-	-	-	1/2	-	1/2	2/3	2/3	3	2	-	-	5.5.3; 6.3.3(X), 12.3.1
	Clothing/general merchandise store	-	-	-	-	-	1/2	-	1/2	2/3	2/3	2	2	-	-	6.3.3(I)

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	Gift, antique, or specialty shop	-	-	-	-	-	1/2	2/3	1/2	2	2	3	2	-	-	6.3.3(O), 12.3.1
	Hardware store	-	-	-	-	-	1/2	-	1/2	2	2	2	2	-	-	6.3.3(Q), 12.3.1
	Pawn/second hand store	-	-	-	-	-	1/2	-	-	-	-	-	-	-	-	6.3.3(W)
	Wholesale establishment	-	-	-	-	-	1/2	-	-	-	-	-	-	1/2	1/2	
	Other retail sales	-	-	-	-	-	1/2	-	-	2/3	2/3	2/3	2	-	-	6.2.3; 6.3.3(Y)
Service and Repair Businesses	Appliance repair & incidental sales				-	-	-	-	1/2	2	2	3	2	-	-	6.3.3(C)
	Bicycle repair & incidental sales	-	-	-	-	-	1/2	-	1/2	2	2	3	2	-	-	
	Gun repair	-	-	-	-	-	1/2	-	-	-	-	-	-	-	-	
	Propane gas/fuel oil distributors	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	Rental facilities & equipment rentals	-	-	-	-	-	1/2	-	-	-	-	-	2	-	-	
	Small engine repair, machine, welding shop	-	-	-	-	-	1/2	-	-	3	3	3	2	-	1/2	
	Other (e.g., well driller, cabinet shop, sanitary service installer, upholstery)	-	-	-	-	-	1/2	-	-	3	3	3	3	-	1/2	
Vehicles and Equipment	Body/fender shop	-	-	-	-	-	3	-	-	-	-	-	-	1/2	1/2	6.3.3(G)
	Manufactured dwelling, mobile home, & RV sales	-	-	-	-	-	1/2	-	-	-	-	-	-	-	-	
	Motor vehicle impound	-	-	-	-	-	3	-	-	-	-	-	-	1/2	1/2	
	Motor vehicle sales and rental	-	-	-	-	-	1/2	-	-	-	-	-	2	1/2	1/2	6.3.3(T)



**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
**1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit**

CATEGORY	SPECIFIC USE	ZONING DISTRICTS												SEE ALSO			
		RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL					INDUSTRIAL						
		RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 30	G C	I C	NC	R S	A R S	R R S	S V R S	G I		L I		
	Hotel or motel	-	-	-	-	1/2	1/2	-	3	-	-	-	-	-	-	-	6.3.3(R)
<b>INDUSTRIAL/MANUFACTURING USES</b>																	
Equipment Storage and Repair	Equipment storage	-	-	-	-	1/2	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Heavy machinery/equipment repair	-	-	-	-	1/2	-	-	3	3	3	2	1/2	1/2	1/2	1/2	6.3.4(B)
	Outdoor storage areas	-	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Wrecking/salvage or junk yard	-	-	-	-	3	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4(E)
Industrial Service	Industrial service, low-impact	-	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Industrial service, high-impact	-	-	-	-	-	-	-	-	-	-	-	-	1/2	-	-	6.3.4
	Laundry/dry	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	-	-

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	cleaning plant															
Manufacturing & Production	Firewood processing/sales	2	-	-	-	-	-	-	-	-	-	-	-	1/2	-	
	Manufacturing and production, low-impact	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Manufacturing and production, high-impact	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Manufacturing paper and allied products	-	-	-	-	-	-	-	-	-	-	-	-	3	-	6.3.4
	Manufacturing petroleum by-product	-	-	-	-	-	-	-	-	-	-	-	-	3	-	6.3.4
Warehouse and Freight Movement	Feed mills/elevators/granaries	-	-	-	-	-	-	-	-	-	-	-	-	1/2	1/2	6.3.4
	Mini-warehouse	-	-	-	-	-	1/2	-	-	2	-	-	2	1/2	1/2	6.3.4(D)

<b>TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS</b> 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit																
CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	Truck terminal, freight forwarding facility, or yard	-	-	-	-	-	-	3	-	-	-	-	-	1/2	1/2	
	Warehouse, food storage	-	-	-	-	-	-	-	-	-	-	-	-	-	1/2	6.3.4
<b>TRANSPORTATION USES</b>																
Aviation	Airport/heliport	-	-	-	-	-	-	-	-	-	-	-	-	2	2	6.3.5(A) ORS Chapter 836
Bike Paths	All types	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6.3.5(B) Ch. 9
Public Transportation	Station only	-	-	-	-	-	3	-	-	2	2	3	-	-	-	3.2
	Terminal/station	-	-	-	-	-	3	-	-	3	3	3	-	2	2	3.2
Transportation Facility	Park-and-ride lot	-	-	-	2	2	1	1	1	2	2	2	2	-	-	3.2; 6.3.3(V)
Transportation Improvements	All types <sup>2</sup>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6.3.5(C); 12.3.1

<sup>2</sup>Discretionary review may be required pursuant to Section 6.3.5(C)



**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO	
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL				
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I		
<b>UTILITY/SOLID WASTE USES</b>																	
Utility	Building-mounted transmission towers	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	6.3.6(A)
	Co-location on existing towers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6.3.6(A), 12.3.1
	Concealed transmission towers (stealth)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6.3.6(A), 12.3.1
	Freestanding transmission towers (new)	2	2	2	-	-	2	2	-	-	-	-	-	-	2	2	6.3.6(A)
	Major utility facilities	3	-	-	-	-	-	-	-	-	-	-	-	-	2	2	6.3.6(B)
	Minor utility facilities	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	6.3.6(B)
	Small scale energy producing facility	3	3	3	-	-	-	-	-	-	-	-	-	-	2	2	6.3.6(B)
Waste-Related	Composting plant	4	-	-	-	-	-	-	-	-	-	-	-	4	-	6.3.6(C)	

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
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CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
Use	Incinerator	-	-	-	-	-	-	-	-	-	-	-	-	4	4	
	Modification of waste related use	2	2	2	2	2	2	2	2	2	2	2	2	2	2	6.3.6(D)
	Recycle drop-box	2	2	2	2	2	2	2	2	2	2	2	2	2	2	5.5.3; 6.3.6(C)
	Recycling plant	-	-	-	-	-	-	-	-	-	-	-	-	4	4	6.3.6(C)
	Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	4	-	6.3.6(C)
	Slaughter house/ tannery/animal fallow/rendering plant	-	-	-	-	-	-	-	-	-	-	-	-	4	-	6.3.6(C)
	Solid waste transfer station	4	-	-	-	-	3	-	-	-	-	-	-	3	3	6.3.6(C); 3.2
<b>PARKS/PUBLIC/QUASI-PUBLIC USES</b>																
Cemetery	Cemetery (incl. animals)	1	3	3	3	-	-	-	-	-	2	-	-	-	-	12.4.1(H)
Library	All types	2	3	3	3	3	1/2	3	3	3	2	2	2	1/2	1/2	6.3.7(B); 12.4.1(H)
Museum	All types	2	3	3	3	-	1/2	-	1/2	2	2	-	-	-	-	12.4.1(H)

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

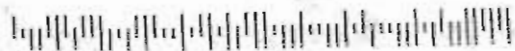
CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
Parks and Recreation	Campground/RV (new)	3	-	-	-	-	3	3	-	3	3	-	3	-	-	6.3.7(C); 12.4.1(H)
	Campground/RV (expand existing)	2	3	3	-	-	-	-	-	-	-	-	-	-	-	12.4.1(H)
	Country club	-	3	3	-	-	-	-	-	-	-	-	-	-	-	6.3.7(C); 12.4.1(H)
	Fairgrounds or rodeo grounds	-	3	-	-	-	-	-	-	-	-	-	-	-	-	12.4.1(H)
	Firearm training or shooting range	3	-	-	-	-	3	-	-	3	-	-	-	3	-	6.3.7(A); 12.4.1(H)
	Golf course	3	3	3	-	-	-	-	-	-	-	-	-	-	-	12.4.1(H)
	Park/playground	2	2	2	2	2	1/2	1/2	1/2	2	2	2	2	1/2	1/2	6.3.7(C); 12.3.1, 12.4.1(H)
	Recreation/sports club, private	3	3	3	3	3	1/2	-	1/2	-	-	-	-	1/2	1/2	12.4.1(H)
	Recreation/sports club, public	2	3	3	2	2	1/2	-	1/2	-	-	-	-	1/2	1/2	12.4.1(H)

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
Post Office	Post office substation	-	-	-	-	-	1/2	-	1/2	2	2	2	2	-	1/2	5.5.3; 12.3.1, 12.4.1(H)
Public Assembly	Community/town hall/grange	2	3	3	3	3	1/2	1/2	1/2	2	2	2	2	1/2	1/2	12.3.1, 12.4.1(H)
	Convention and exhibit hall	-	-	-	-	-	1/2	-	-	-	-	-	-	1/2	1/2	12.4.1(H)
Public Works	Public works buildings & facilities	2	3	3	3	3	1/2	3	3	3	3	3	2	1/2	1/2	6.3.7(D); 12.4.1(H)
Religious	Religious assembly, house of worship (church)	1	2	2	2	2	1/2	-	1/2	2	2	2	2	-	-	2.7.4(C) 12.4.1(H)
	Seminary	-	3	3	-	-	-	-	-	-	-	-	-	-	-	12.4.1(H)
Safety Services	Emergency medical, ambulance service, fire/police stations	-	3	3	3	3	1/2	1/2	1/2	2	2	2	2	1/2	1/2	12.3.1, 12.4.1(H)
Schools	Commercial or	-	-	-	-	3	1/2	-	3	-	-	-	-	1/2	1/2	12.4.1(H)

**TABLE 6.2-1: USE TABLE FOR BASE ZONING DISTRICTS**  
 1 = Type 1 Permit 2 = Type 2 Permit 3 = Type 3 Permit 4 = Type 4 Permit

CATEGORY	SPECIFIC USE	ZONING DISTRICTS														SEE ALSO
		R U	RURAL RESIDENTIAL		URBAN RESDL.		COMMERCIAL						INDUSTRIAL			
			RR 00 & 10	RR-5 & RR-2.5 & RR-5A	UR-1, UR-4 to UR-10	UR 3 0	G C	I C	NC	R S	A R S	R R S	S V R S	G I	L I	
	business school															
	College/ university	-	-	-	3	3	-	-	-	-	-	-	-	-	-	12.4.1(H)
	Public or private school (K thru 12)	1	3	3	3	3	-	-	-	-	1	-	-	-	-	12.4.1(H)
	Satellite campus	-	3	3	3	3	1/2	-	1/2	2	2	3	2	1/2	1/2	12.4.1(H)



## Development Services

10 South Oakdale Ave., Room 100  
Medford, Oregon 97501-2902



DLCD  
ATTN: PLAN AMENDMENT  
SPECIALIST  
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