



# CITY OF ROGUE RIVER

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## PLANNING COMMISSION MEETING

Tuesday, August 11, 2026

6:00PM

This meeting is being digitally recorded.

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### CALL TO ORDER

### ROLL CALL

### AGENDA

### MINUTES

November 25, 2025

### OLD BUSINESS

### NEW BUSINESS

1. Public Hearing regarding TA 2026-01: Establishing a Commercial-Residential Zone and Adopting Commercial Design Standards for the Commercial Zone.

### OTHER BUSINESS

Staff comments and updates

### ADJOURN

### ***NEXT PLANNING COMMISSION WORKSHOP: AUGUST 25, 2026, AT 10:00 AM***

**Public Participation:** Members of the public are welcome to attend Council meetings unless otherwise noted. Public participation by testimony or comment is only permitted on certain matters, the order and length of which shall be regulated by the Council's presiding officer. Any member of the public who fails to comply with the Council's rules of conduct or who causes a disturbance shall be asked to leave, and upon failure to do so, becomes a trespasser. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted.

**Access Assistance:** City Hall is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made a least 48 hours before the meeting to City Administrator, Ryan Nolan, in person, Monday through Thursday, between 9:00 a.m. and 5:00 p.m., or via first class mail at PO Box 1137, Rogue River, OR 97537 or electronically at [rnolan@cityofrogueriver.org](mailto:rnolan@cityofrogueriver.org).

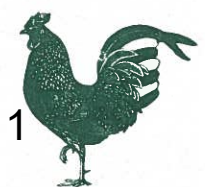
**Meeting Violation:** Written grievances regarding violations of provisions of Public Meetings Law (ORS 192.610 to 192.705) may be submitted to City Administrator, Ryan Nolan, in person, Monday through Thursday, between 9:00 a.m. and 5:00 p.m., or via first class mail at PO Box 1137, Rogue River, OR 97537 or electronically at [rnolan@cityofrogueriver.org](mailto:rnolan@cityofrogueriver.org).



## PLANNING COMMISSION MEETING PACKET

AUGUST 11, 2026

"Home of the National Rooster Crowing Contest"



**TUESDAY, NOVEMBER 25, 2025**

**CITY HALL COUNCIL CHAMBERS**

**CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON**

**CALL TO ORDER** The Planning Commission meeting was called to order at 10:00AM by Chair Jay Chick

**PLEDGE OF ALLEGIANCE** Chair Jay Chick led the Planning Commission in the Pledge of Allegiance.

**QUORUM** **COMMISSION MEMBERS PRESENT:**

Commissioner Dee Copley  
Commissioner Dean Stirm  
Commissioner Jonna Strauss  
Commissioner Ed Hudson  
Barb Gregory (Council Liaison)  
Jay Chick Chair

**ABSENT:**  
Alternate Brandy Lockwood

A quorum was present.

**STAFF PRESENT:**  
Ryan Nolan, City Administrator  
Paige Chick, Finance Director  
Public Work Director, Michael Bollweg

**Media Present:** Brian Mortensen with the Rogue River Press

**COUNCIL LIASION REPORT:** Barb Gregory reports that the Council has approved the COOP plan, RR School District has a new City Council Liaison, Mark Minegar. Ryan Nolan presented to the council that the Planning Commission is working on language in our tree ordinance and is looking forward to more discussions in the future.

**PUBLIC INPUT:** None

**MINUTES TO APPROVE:** Motion by Strauss, seconded by Hudson to approve the minutes of August 26<sup>th</sup>, and September 9<sup>th</sup>, 2025.

*No discussion on the motion*

Vote, all ayes, none opposed both sets of minutes are approved.

**OLD BUSINESS:**

**Tree Discussion-** there was a discussion that Council wants to avoid increasing costs for private

homeowners. Ryan asked for staff directions to form plans. We have the planning workshop on December 9<sup>th</sup> so we will invite some members of the Tree Committee to join in the discussion. We discussed Heritage trees; tree inventory; significant tree listings, old language vs. current code. Dean Stirm mentions concern of cost and intensity, and the difference between Heritage and an old tree. We hope to consult with Mike Oxedine to help us. We will also take a look at the language Phoenix and Talent used. We will figure out what type of inventory we want done of city trees. What type of tree list do we want for other trees. Bottom line we want to protect our heritage trees.

### **NEW BUSINESS:**

**Public Hearing regarding SIT 2025-07, a request to construct a 1-million-gallon water reservoir at 330 Classick Drive and legally described as Township 36 South, Range 4 West, Section 22BB, Tax Lot 5100 Site Review**

Chair Jay Chick the public hearing at 10:24 AM

**CALL FOR ABSTENTIONS-None**

**STAFF REPORT:** Ryan Nolan City Administrator/Applicant for the city presented the staff report for the record and summarized how all criteria have been met. Ryan Nolan answered questions of Commissioners regarding the location of the reservoir, use of the backwash pond, etc. The project will start in the summer of 2026, with a 5–6-month timeline for construction.

**AGENCY TESTIMONY:** Received from Pacific Power, Lumen, Jackson County Roads, and Avista watch for utility lines at time of construction.

**PROPONENTS TESTIMONY:** On behalf of the city, Nolan spoke for the record stating this is vital and especially important undertaking for our city. Michael Bollweg, Public Works Director stated for the record what a perfect location this is for the city to build. Since it is located in the commercial district, it will not interfere with the heavy trucks that park overnight there on the street. This future location will improve the drainage there. Ryan Nolan is very thankful that the city purchased this land many years ago, and it is a flat parcel. He also thanked the mill property next-door for making it possible. If it had been a parcel on a slope, the cost would have been more expensive.

**OPPONENTS TESTIMONY:** None

**OTHER TESTIMONY:** None

**REBUTTAL:** None

No other questions from commissioners or staff-

The Chair Jay Chick asked for a motion to close the public hearing.

Motion to close the public hearing.

Moved by Commissioner Stirm, seconded by Strauss.

**Vote: All ayes, none opposed, public hearing is closed at 10:45AM, November 25<sup>th</sup>, 2025.**

*Planning Commission deliberate on the item and discussed possible conditions.*

I move that the Planning Commission conditionally approve the planning file SIT 2025-07, a request to construct a 1-million-gallon water reservoir at 330 Classick Drive and legally described as Township 36 South, Range 4 West, Section 22BB, Tax Lot 5100, and my motion incorporates conditions found in the staff report as the application can be found to comply with applicable criteria, adding that the small change in condition "Sign Review Board" to "Sign Code/Ordinance."

Motion by: Copley, seconded by Hudson.

**ROLL CALL VOTE:** COMMISSIONER STRAUSS, YES  
COMMISSIONER COPLEY, YES  
COMMISSIONER STIRM, YES  
COMMSSSIONER HUDSON, YES  
CHAIR CHICK, YES

Motion passed to approve SIT PLAN 2025-07, passes.

Barb Gregory requests a five-minute recess granted by Chair Chick.

### **NEW BUSINESS:**

**ILLEGAL PARKING:** Additional information in our code covers illegal parking in our city streets, and parking lots found in Chapter 10. Then there's State Statue language and abandoned vehicle language. For private property owners there and abandoned cars, there is civil language. Some includes Tow Truck companies. There is a lot of information for the planning commission to go through, and most of the things we had questions about are answered here. These specific rules can help us to move forward. The commission read through some of the language. Ryan drafted some language, and he and the police chief can work on getting the word out about what citizens can do about illegally parked cars.

**FEEDING WILDLIFE PROHIBITION: (NUISANCE)** Ryan has worked on a draft notice for this language update, adding it to the nuisance code where we will add an entire portion on feeding wildlife. The commission read through the language in the packet. There was a discussion regarding this issue and making a motion regarding moving this forward to City Council.

I move that the Commission recommend language (and unintentional) that we submit these changes to City Council for inclusion in RRMC)

Motion by Commissioner Stirm, seconded by Copley.

*Discussion on motion*

Vote: All ayes, none opposed, recommendation to City Council to move forward is approved.

**OTHER BUSINESS:**

**STAFF COMMENTS:**

Nolan mentioned as we look at the calendar for the year 2026 no PC terms are expiring in 2026, consider new officers.

Michael Bollweg mentioned he is offering facility tours in January or February

515 E Mian Street MHC- Council upheld PC recommendation of denial, no LUBA notice yet. Residents did receive a 10-day notice of sale.

Motion to adjourn by Hudson, seconded by Strauss, all ayes, none opposed, this meeting is adjourned at 11:36AM.

Ed Hudson, Planning Commission Chair Pro-Tem \_\_\_\_\_ Date \_\_\_\_\_

Minutes prepared by:

Diane Oliver, City Recorder \_\_\_\_\_

**CITY OF ROGUE RIVER  
TITLE 17 DEVELOPMENT CODE TEXT AMENDMENT  
ESTABLISHMENT OF CHAPTER 17.32 (C-R COMMERCIAL-RESIDENTIAL  
DISTRICT), INTEGRATION OF REVISED DESIGN STANDARDS INTO CHAPTER  
17.30 (C-1 COMMERCIAL DISTRICT) AND THE ADDITION OF HARMONY AND  
NEIGHBORHOOD SCALE DEFINITIONS TO CHAPTER 17.05 (PURPOSE AND  
DEFINITIONS)**

**APPLICANT:** City of Rogue River

**APPLICATION:** The proposal is an ordinance amending the Rogue River Municipal Code (RRMC) to create a new zoning district, Chapter 17.32 (C-R Commercial-Residential District), to incorporate design standards into the existing C-1 Commercial District (Chapter 17.30), and to establish formal definitions within Chapter 17.05 (Purpose and Definitions) for Harmony and Neighborhood Scale to govern dimensional alignment, massing ratios, material standards, and operational limits in transitional areas.

**SUMMARY:** The amendments establish a new C-R Commercial-Residential District designed to support compatible mixed-use development, introduce design standards to the existing C-1 Commercial District to promote pedestrian-oriented development and reinforce Rogue River's historic river-town character, and incorporate measurable regulatory criteria into Chapter 17.05 ensuring that new developments maintain strict architectural alignment, appropriate height and massing ratios, regional material adherence, continuous street walls, and limited building sizes, heights, traffic volumes, and site layouts.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission recommend approval of the amendments to the City Council.

**BACKGROUND:**

Throughout this term, the Rogue River Planning Commission met in a public workshop setting to review land use concepts, identify regulatory needs for both the existing commercial core and transitional areas, and draft language for code improvements.

Overall, the goals for this code update were to:

- I. Facilitate the strategic evolution of areas transitioning from residential to commercial use by establishing the new C-R District.
- II. Provide a bridge between commercial activity and existing residential neighborhoods through compatible mixed-use standards.
- III. Enhance the C-1 Commercial District design standards to better reflect the city's character as a historic river town.
- IV. Foster human-scale, pedestrian-oriented environments in both districts through clear, objective, and high-quality design criteria.

- V. With the changes incorporated into the documents shown in Exhibits A and B, staff find that these proposed changes will enable the City of Rogue River to more efficiently regulate development, preserve community character, and support the city's long-term planning goals.

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND APPLICABLE CRITERIA**

Planning commission review and recommendation, and city council approval, of an ordinance amending the zoning map, development code, or comprehensive plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the comprehensive plan, the amendment must be consistent with the statewide planning goals and relevant Oregon Administrative Rules;

**FINDING:** The proposal is a legislative Type IV text amendment to the development code. Because the amendment does not propose any change to the Comprehensive Plan, the statewide planning goals and related Oregon Administrative Rules applicable to Comprehensive Plan amendments are not directly implicated by this criterion.

- B. The proposal must be consistent with the comprehensive plan (the comprehensive plan may be amended concurrently with proposed changes in zoning);

**FINDING:** The proposed amendments are consistent with the Comprehensive Plan. The creation of the C-R District and the updated design standards for the C-1 District support orderly land use planning by providing clear and objective standards for mixed-use and commercial development, preserving community character, and establishing a factual basis for future land use decisions consistent with Comprehensive Plan Goal 2.

- C. The city council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and

**FINDING:** The proposal is in the public interest. It responds to changing community conditions by creating a zoning framework for areas transitioning between residential and commercial use and by updating C-1 design standards to support pedestrian-oriented development, visual compatibility, and preservation of the city's historic river-town character. Furthermore, the incorporation of measurable regulatory definitions for Harmony and Neighborhood Scale into Chapter 17.05 directly supports the public interest by establishing clear, objective, and quantifiable standards for height alignment, massing ratios, material adherence, and operational limits. The amendments also correct gaps in the existing code by adding clearer standards for mixed-use development, building placement, architectural design, landscaping, and site design.

- D. The amendment must conform to RRMC § 17.125.050, Transportation planning rule compliance.

**FINDING:** The amendment conforms to RRMC 17.125.050. The proposal amends development code text by creating a new C-R District and adding design standards to the C-1 District; it does not approve a specific development, change a transportation facility, or by itself authorize

development that would significantly affect an existing or planned transportation facility. Future development applications will remain subject to applicable transportation and site design review requirements.

## **RECOMMENDATION**

The Planning Commission can find that this application complies with the City of Rogue River Comprehensive Plan Goal 2 and the requirements for a Municipal Code text amendment as outlined in Chapter 17.125.010.

Staff recommend that the Planning Commission approve this text amendment, adopt the new Chapter 17.32 as found in Exhibit 'A', and approve the amendments to Chapter 17.30 as found in Exhibit 'B'.

Respectfully Submitted,

Onnie Heater  
Contract City Planner

## Chapter 17.05 PURPOSE AND DEFINITIONS

### “Harmony”

means quantifiable structural relationship between a proposed development and its adjacent built and natural surroundings. Planning staff shall verify that the application satisfies the minimum criteria for dimensional and materials alignment, measured as follows:

- **Height Alignment:** The maximum height of the proposed structure is within 10% or 5 feet of the average height of existing principal structures on directly adjacent lots, or satisfies the explicit district cap (whichever is more restrictive).
- **Massing and Scale Ratio:** The horizontal street-facing facade does not exceed the average width of existing adjacent commercial frontages by more than 20% unless broken by a vertical articulation or offset of at least 2 feet in depth for every 30 to 40 feet of horizontal wall.
- **Material and Color Adherence:** A minimum of 20% of the ground-floor street-facing facade utilizes regional primary materials (e.g., natural river rock or rounded fieldstone), and 100% of the primary exterior body paint colors match the specific hex-code ranges or classifications established under the approved architectural palette.
- **Setback and Street Wall Continuity:** The primary street-facing facade is built within 2 feet of the established average front yard setback line of existing buildings on the same block face, maintaining a continuous street wall.

### “Neighborhood Scale”

means a standard of development, building massing, and operational intensity defined by the following measurable limits to ensure commercial uses harmonize with low-to-medium density residential areas:

- **Building Size:** The lodging establishment shall not exceed a maximum of 15 guest rooms and a total gross floor area of 5,000 square feet.
- **Building Height:** The structure shall not exceed a maximum height of 35 feet.
- **Traffic Volume:** The use shall not generate more than 100 average daily vehicle trips (ADT), avoiding the high-turnover transit impacts typical of regional highway motels.
- **Site Design:** The layout shall strictly prohibit outdoor guest parking or loading zones located between the front facade of the building and the street right-of-way, drive-through check-in windows, and standalone commercial event or conference facilities.

## Chapter 17.30

### C-1 COMMERCIAL DISTRICT

#### Sections:

17.30.010 Purpose.

17.30.020 Permitted uses.

17.30.030 Accessory uses.

17.30.040 Conditional uses.

17.30.050 Special use standards.

17.30.060 Area, width, height, and yard requirements.

17.30.070 General requirements.

17.30.080 Signs and lighting premises.

17.30.090 Off-street parking.

17.30.100 Hydrologist, soil engineer, engineer, and/or geologist.

17.30.010 Purpose.

This district is designed to encourage, stabilize, improve, and protect the characteristics of the Rogue River commercial core and to promote the establishment of new and complementary commercial and service land uses. [Ord. 23-418-O § 124 (Exh. A-4)].

17.30.020 Permitted uses.

All uses are subject to Chapter [17.115](#) RRMC, Site Design Review.

#### A. Residential Uses.

1. Accessory uses and structures;

2. Residential care home;

3. Residential care facility;

#### B. Public and Institutional Uses.

1. Community service, includes governmental offices;

2. Clinic, outpatient only;

3. Mortuary;

4. Nonprofit member organization offices;
5. Transportation facilities; includes construction, operation, and maintenance of facilities located within right-of-way controlled by a public agency, consistent with the transportation system plan;
6. Utility structures and facilities, city-planned projects; i.e., utilities identified by an adopted city master plan or development review approval.

C. Commercial Uses.

1. Personal service establishments such as beauty and barber shops, laundromat, cleaning and laundry shops and business, financial and professional offices and banks;
2. Retail stores such as hardware stores, garden shops, drug stores, antique shops, clothing stores, and grocery stores;
3. Indoor restaurant, bakery, cafe, coffee shop, or other eatery, including bars and taverns;
4. Light service shops such as picture framing studio, and tailoring;
5. Technical services such as copy shops, appliance and computer repair, and makerspaces;
6. Medical clinics, including dentist, optician, outpatient, and urgent care. [Ord. 23-418-O § 124 (Exh. A-4)].

17.30.030 Accessory uses.

The following uses are permitted as accessory to an existing use in the C-1 district:

A. Public and Institutional Uses.

1. Club, lodge, fraternal organization;
2. Public parks and open space, including playgrounds, trails, nature preserves, athletic fields, courts, swim pools, boat ramps, and similar uses.

B. Industrial and Employment Uses.

1. Freight terminals, including loading docks, storage, warehousing, wholesale distribution, cold storage; except self-service storage or mini-storage warehouses.

C. Other Uses.

1. Solar panels (for incidental use).

2. Metal cargo or shipping or other such containers are allowed only with a conditional use permit. [Ord. 23-418-O § 124 (Exh. A-4)].

#### 17.30.040 Conditional uses.

The following uses and accessory uses are permitted when authorized in accordance with Chapters [17.100](#) and [17.115](#) RRMC:

##### A. Public and Institutional Uses.

1. Automobile parking, public off-street parking;
2. Emergency services; includes police, fire, ambulance;
3. Hospital, including acute care center;
4. Public works utilities storage yards; includes vehicle and equipment storage, maintenance, and repair;
5. Railroad facilities;
6. Religious institutions and houses of worship;
7. School, preschool-kindergarten;
8. School, secondary;
9. School, trade, technical, or vocational;
10. Utility structures and facilities, regional projects; project is not part of an adopted city master plan or development review approval;
11. Wireless communication facilities.

##### B. Commercial Uses.

1. Amusement, entertainment, and commercial recreation; includes theaters, bowling alleys, miniature golf, concert venues, arcades, similar uses;
2. Artisanal and light manufacture uses in commercial zones – includes carpentry;
3. Automotive fuel stations;
4. Automotive electric vehicle charger;
5. Automotive repair and service, includes fueling station, car wash, tire sales and repair or replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.;

6. Automotive sales and rental; includes motorcycles, boats, recreational vehicles, and trucks;
7. Outdoor restaurant, bakery, cafe, coffee shop, or other eatery, including bars and taverns;
8. Drive-through service;
9. Hotels, motels, and similar overnight accommodations;
10. Lumber yard and similar sales of building or contracting supplies, or heavy equipment;
11. Marijuana dispensary, including medical, recreational, or test laboratory;
12. Recreational vehicle park;
13. Veterinary clinic;
14. Mobile vendor/food truck site.

C. Industrial and Employment Uses.

1. Artisanal and light manufacture uses;
2. Machine shop, and sales, service and repair of light machinery including lawn mowers, weed eaters, and chainsaws. (Does not include large automotive or vehicle repair);
3. Metal/shipping cargo container;
4. Special trade contracting facilities, such as floor laying, masonry, stone, plumbing, electrical, metal work, roofing, heating and air conditioning, cabinet making, and carpentry. [Ord. 24-427-O § 2; Ord. 23-418-O § 124 (Exh. A-4)].

17.30.050 Special use standards.

The following uses are permitted when found to be in compliance with their relevant special standards criteria, contained in Chapter [17.105](#) RRMCMC and/or their specific standards within this chapter.

A. Residential Uses.

1. Single-Family Dwelling, Attached or Detached.

- a. Single-family detached dwellings are permitted within the C-1 zone so long as the dwelling's square footage does not exceed the square footage of an accompanying nonresidential use on the same parcel;

b. The detached dwelling may not be located along the same frontage used for the nonresidential use.

c. Nothing in this chapter shall preclude the dwelling from having a form of access such as a doorway, pathway, or staircase along the commercial frontage, so long as the entrance is clearly marked or secured for resident use only.

## 2. Accessory Dwelling Unit.

a. Accessory dwelling units may be sited in the C-1 zone provided they adhere to all of the provisions of RRM C [17.105.120](#).

## 3. Multifamily Dwelling.

a. New multifamily dwellings shall not be located on the ground floor of a nonresidential use;

b. Nothing in this chapter shall preclude multifamily units from having a form of access to the ground floor such as a staircase or elevator, so long as the entrance is clearly marked or secured for resident use only.

## 4. Home Occupations.

a. Home occupations may occur within the C-1 zone provided they adhere to all of the provisions of RRM C [17.65.140](#).

## B. Commercial Uses.

1. Mobile vendors, subject to the same standards throughout all zones, as stated in RRM C [17.65.160](#);

## 2. Seasonal and Occasional Uses.

a. Seasonal and occasional uses when set up and removed within 45 days of the specified holiday season or event. Such use shall not last for more than calendar days, shall not encroach upon any traffic maneuvering, ingress or egress ways, and shall not cover more than 50 percent of the required off-street parking area for the commercial use. [Ord. 23-418-O § 124 (Exh. A-4)].

## 17.30.055 Commercial Design Standards.

A. Purpose and Intent. The purpose of these standards is to ensure that development in the C-1 District enhances Rogue River's unique character as a historic river town. These standards promote a human-scale environment that is pedestrian-friendly, preserves

visual links to the Rogue River, and utilizes materials reflecting the natural beauty of the Valley of the Rogue ecosystem.

## **B. Applicability and Compliance Thresholds.**

**1. Applicability.** The site design standards listed in this section shall apply to all real property development, layout, and construction within the C-1 Commercial District. Compliance with these standards is mandatory under any of the following conditions:

- a. New Development:** All new construction, structural development, or site preparation requiring a development or building permit on previously vacant or cleared parcels.
- b. Substantial Modification of Existing Structures:** Any repair, reconstruction, rehabilitation, addition, or improvement of an existing primary structure, where the cumulative cost of the work equals or exceeds 51 percent of the market value of the structure before the start of construction or repair.
- c. Substantial Site or Layout Alteration:** Any modification, expansion, or reconfiguration of the exterior site layout, including but not limited to parking areas, on-site circulation, or outdoor storage, that alters 51 percent or greater of the total developed site area or total impervious surface area currently existing on the parcel.

**2. Exemptions.** Normal maintenance, internal remodeling that does not alter the footprint or exterior facade, or minor repairs under the 51 percent threshold shall not trigger a requirement to retroactively bring the entire site into compliance with these design standards.

**3. Cumulative Improvement Threshold and Look-Back Period.**

- a. Aggregation of Applications:** For the purposes of determining compliance with the 51 percent threshold requirements, all applications for development on the subject property shall be aggregated. Any improvements or development activities occurring within a period of five years from the date of the initial application shall be cumulatively calculated to determine whether the 51 percent threshold has been met.
- b. Binding Effect:** The provisions of this section shall run with the land. All obligations imposed herein shall be binding upon the property owner and all successors in interest. The five-year cumulative assessment period shall continue to apply to the property regardless of changes in property ownership or the entity status of the applicant.

### C. Building Placement & Streetscape.

To maintain a walkable, historic Main Street presence by ensuring new developments orient toward the sidewalk, emphasize prominent intersections, and foster an active, pedestrian-friendly public realm. Developers shall incorporate at least three (3) of the following seven (7) elements:

1. **Pedestrian-Oriented Front Setbacks:** In lieu of standard landscaping, front setback areas may be utilized for outdoor dining, pedestrian plazas, sculptures, or water fountains to enhance the active public realm.
2. **Pedestrian Pocket Plaza & Corner Emphasis:** On corner lots, a prominent corner entrance or architectural feature, such as chamfered/rounded edges, decorative molding, or public art, shall be integrated with an outdoor pedestrian pocket plaza of at least 200 square feet. This integrated space must feature **river inspired** seating and be designed to accommodate community interaction or public art displays.
3. **Staggered Streetscape:** To avoid uniform, blocky developments, proposed building heights must vary from adjacent structures to create visual interest. Compliance shall be achieved by incorporating a minimum 1 percent variation in overall building height, or through a stepped parapet design that varies the roofline by at least 1 percent relative to the adjacent structure's maximum height.
4. **Hard-Surfaced Amenities:** At least 50 percent of the area within 10 feet of the adjacent public right-of-way line shall be hard-surfaced with decorative materials (excluding standard asphalt) for use by the public.
5. **Screening with Low Hedges:** Limit the height of hedges in front setback areas to 4 feet or less if they exceed 50 percent of the total street frontage width to maintain visibility.
6. **Minimum Street Wall Coverage:** To create a consistent, pedestrian-friendly street wall, a minimum of 50 percent of the building's ground-level facade must be constructed within 10 feet of the front property line.
7. **Trailer Placement:** To encourage the provisioning of trailer parking while maintaining a continuous, historic streetscape, spaces designated for trailers or recreational vehicles (RVs) are permitted and encouraged, provided they are located to the side or rear of the principal structure and the development meets all required parking requirements for the primary use. Trailer parking, loading, or open storage areas shall not be placed within the front yard setback or directly between the primary building facade and the street right-of-way, and must be screened from the public.

sidewalk by a decorative 4-foot hedge or a masonry wall integrated with native vegetation.

#### D. Architectural Character, Massing & Detailing.

To break up large building footprints using architectural forms inspired by regional Craftsman and Mountain Lodge styles. Developers shall incorporate at least three (3) of the following five (5) elements:

1. **Facade Articulation & Rhythm:** No street-facing facade shall exceed 40 horizontal feet without a significant architectural break, such as a minimum 2-foot-deep offset, vertical column, or texture.
2. **Storefront Transparency:** To ensure a welcoming, active sidewalk environment, at least 60 percent of the ground-floor wall area facing a public street or plaza must consist of clear windows or glass doors. Windowsills shall be no more than 3 feet above exterior grade.
3. **Mountain Lodge Roof Forms:** Rooflines must utilize gabled or hipped roof forms with overhanging eaves consistent with Craftsman influences. If a flat roof is used, it must feature a traditional Main Street style parapet wall with a decorative cornice.
4. **Heavy Timber Accents:** To reflect the aesthetic of Pacific Northwest outdoor lodges, buildings must incorporate structural or decorative heavy timber elements (minimum 6"x6" posts) at the primary entrance or for porch supports.
5. **Community Heritage Art:** Incorporate a permanent art piece, such as a mural, decorative weather vane, or sculpture, depicting local history and culture, such as the National Rooster Crow, migrating salmon, the historic gold-mining era, or the region's rich timber industry heritage. When a weathervane is utilized, it shall have a minimum length or height of 1 inch for every foot of building roof width, with a minimum allowable size of 24 inches.

#### E. Materials, Colors & The Valley Palette.

To blend the built environment seamlessly into the natural landscape of the Rogue Valley ecosystem. Developers shall incorporate at least two (2) of the following **five (5)** elements:

1. **River-Themed Landscaping:** Landscaping shall prioritize native species. The use of river rock in bioswales and planter beds is encouraged to mirror the nearby Rogue River shoreline.

2. **The Valley Palette:** Exterior body finishes are restricted to a maximum of three colors found within the local ecosystem: Bark & Earth (deep umbers/burnt siennas), Foliage (moss greens/Madrone reds), or River (slate greys/Blue-Heron silvers). Bright primary colors are permitted for signage and small accents only.
3. **Material Transitions (No False Fronts):** Primary facade materials must turn the corner onto side elevations for a minimum length of 12 inches to prevent a flat, two-dimensional appearance.
4. **Regional Accents:** Promote materials native to the region, such as stone or timber cladding, to emphasize architectural character. Where stone or masonry is utilized as an accent on portico supports, chimneys, or building foundations, it is encouraged to extend to a height of up to 44 inches from the finished grade. This standard is intended to provide human-scale contrast and visual interest while ensuring compatibility with building egress requirements.
5. **Exterior Material Diversity:** Buildings shall incorporate at least two complementary, fire-resistant siding materials. Acceptable materials include lap siding, cedar shingles, stone, brick, or high-quality cementitious products (e.g., fiber-cement siding) that provide a textured, natural finish. Vinyl and T1-11 siding are prohibited.

#### F. Site Design & Natural Landscape Harmony.

To emulate the natural topography and forest canopy of the neighboring State Park. Developers shall incorporate at least two (2) of the four standard design elements listed in subsections (1) through (4) below.

If an applicant demonstrates that unique site constraints make compliance with the standard elements unfeasible, they may instead utilize the alternative compliance pathways detailed in subsection (5).

1. **Native Canopy Buffers:** To screen parking areas from the street view, developers shall install a tiered landscape buffer utilizing native Southern Oregon trees and flora. Plantings shall prioritize Oregon White Oak, Ponderosa Pine, and Vine Maple, and must comply with the approved species and installation specifications set forth in the City of Rogue River Street Tree Ordinance (RRMC Chapter 12.20).
2. **Visual River Links:** Properties located between a public right-of-way and the Rogue River must maintain an unobstructed view corridor (covering at least 15 percent of the side or rear yard) to preserve scenic glimpses of the water from the street.
3. **Natural Feature Protection:** Existing significant natural site features, such as small streams, wetlands, and large heritage trees, must be preserved and integrated into the architectural layout rather than using culverts, clearing, and fill.

4. **Visible Stormwater Features:** Incorporate a highly visible green stormwater amenity into the front site design, such as a landscaped rain garden or a bioswale with a stone-lined overflow, treating runoff as a natural design feature.
5. **Alternative Compliance and Tree Fund Option:** If an applicant demonstrates that none of the standard site design elements (1 through 4) above can be physically or practically applied to the subject parcel due to unique site constraints, topography, or conflicting utility easements, compliance may be achieved through one of the following alternative mechanisms:

**Option A: Design Element Substitution.** The applicant may select and fully implement two (2) additional design elements from the approved site design standards that have not already been applied to the project.

**Option B: Street Tree Fund Contribution.** The applicant may elect to satisfy the site design requirement by making a financial contribution to the City's dedicated Street Tree Fund.

**Fee Calculation:** The in-lieu fee shall be established at 0.5 percent of the total valuation of the proposed project, as determined by the building permit valuation or documented project value at the time of complete application submittal.

#### 17.30.060 Area, width, height, and yard requirements.

A. The maximum building height is 40 feet.

B. Each new parcel must front on and have access to a publicly owned and maintained road for a minimum of 40 feet, except when the parcel is served by a flagpole approved under RPMC [16.20.030](#), or a private road created and approved through a partition, subdivision or planned unit development.

C. There are no requirements for lot area or width, or for yard setbacks except as necessary to meet the off-street parking and loading requirements or as a condition of approval. [Ord. 23-418-O § 124 (Exh. A-4)].

#### 17.30.070 General requirements.

A. No use shall be permitted and no process, equipment or materials shall be used which are found by the planning commission to be harmful to persons living or working in the vicinity or by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosions.

B. All business, services and processes shall be conducted entirely within a completely enclosed structure, or in an area immediately adjacent thereto, provided the area of such outside use is paved and does not exceed 10 percent of the area of the enclosed commercial use and is entirely on privately owned property. Off-street parking and loading areas, gasoline stations, outdoor dining, entertainment or recreation areas, and garden shops, Christmas tree sales lots, bus stations, automobile sales, and trailer sales or rentals need not be within an enclosed structure.

C. Open storage of materials attendant to a permitted use or conditional use shall be permitted only within a paved area surrounded or screened by an approved solid wall or an approved site screening fence six feet in height; provided, that no materials or equipment, except vehicles, shall be stored to a height greater than that of the wall or fence.

D. Where a site adjoins or is located across an alley from a residential district, a solid wall or fence, six feet in height, shall be located on the property line common to such districts, except in a required front yard, where it must be inside the property line.

E. All new development shall be required to provide half-street improvements along all frontage roads, including curbs, gutters, sidewalks and storm drain facilities, and pavement to the center line of the road(s).

F. Any developer working in any public right-of-way within the city limits shall provide the city with a certificate of insurance in the amount of \$1,000,000 naming the city as an additional insured. Public utilities are exempt from this subsection. [Ord. 23-418-O § 124 (Exh. A-4)].

#### 17.30.080 Signs and lighting premises.

A. All signs located within the C-1 commercial district shall comply with Chapter [17.85](#) RRMC, specifically RRMC [17.85.120](#), Commercial, industrial and public-open space sign regulations.

B. Outdoor lighting standards and fixtures for illumination of premises shall be so designed and installed that direct rays are not toward or parallel with a public street or highway or directed toward any residential uses. [Ord. 23-418-O § 124 (Exh. A-4)].

#### 17.30.090 Off-street parking.

All uses shall provide off-street parking facilities as required in Chapter [17.70](#) RRMC except when located within a special district organized to provide common public parking areas. [Ord. 23-418-O § 124 (Exh. A-4)].

17.30.100 Hydrologist, soil engineer, engineer, and/or geologist.

Any developer developing in the city limits may be required to pay for a state of Oregon licensed hydrologist, soil engineer, engineer, and/or geologist who is hired by the city to review the development plans to ensure that all requirements and specifications of the city are met. [Ord. 23-418-O § 124 (Exh. A-4)].

## Chapter 17.32: C-R COMMERCIAL-RESIDENTIAL DISTRICT

### 17.32.010 Purpose.

The purpose of the C-R Commercial-Residential District is to facilitate the strategic evolution of this area from its residential origins into a vibrant, high-functioning commercial extension of the city's central core. This district serves as a bridge between commercial activity and existing residential neighborhoods by permitting a compatible mix of medium-density residential and light commercial uses. Over time, the district is intended to serve as a cornerstone for the planned expansion of the City's central commercial area. To achieve this, the district provides administrative certainty through clear and objective standards that foster a high-quality, pedestrian-oriented environment, ensuring that new development is both functionally and aesthetically integrated with the city's long-term growth.

### 17.32.020 Permitted uses.

#### A. Residential Uses.

The following residential uses are permitted outright, subject to the applicable development standards of this title:

1. Single-family detached dwellings;
2. Single-family attached dwellings, including townhomes;
3. Duplexes, triplexes, and quadplexes;
4. Multifamily dwellings;
5. Single Room Occupancy (SRO) units;
6. Residential care homes or residential care facilities;
7. Boarding or rooming houses;
8. Manufactured homes and prefabricated structures;
9. Manufactured home parks;
10. Accessory dwelling units, subject to RRM 17.105.120;
11. Residential treatment homes/facilities; and
12. Short-term rentals, subject to applicable standards of this title.

#### B. Public and Institutional Uses.

The following uses are subject to Chapter 17.115 RRM, Site Design Review:

1. Child daycare center;
2. Club lodge, fraternal organization;

3. Community service; includes governmental offices;
4. Community garden;
5. Clinic, outpatient only;
6. Mortuary;
7. Nonprofit member organization offices;
8. Transportation facilities; includes construction, operation, and maintenance of facilities located within right-of-way controlled by a public agency, consistent with the transportation system plan; and
9. Utility structures and facilities, city-planned projects; i.e., utilities identified by an adopted city master plan or development review approval.

C. Commercial Uses.

The following uses are subject to Chapter 17.115 RRM, Site Design Review:

1. Indoor restaurant, bakery, cafe, coffee shop, or other eatery, including bars and taverns;
2. General retail sales and services, including hardware, grocery, clothing, and similar establishments;
3. Light service shops, including tailoring, picture framing, and similar uses;
4. Technical services, including copy shops, computer or appliance repair, and makerspaces;
5. Personal service establishments such as beauty and barber shops, laundromat, cleaning and laundry shops and services, and dyeing establishments;
6. Offices, such as banks, financial, and professional offices;
7. Offices specializing in research, prototype development, or creation of digital products; and
8. Medical clinics, including dentist, optician, outpatient, and urgent care facilities.

17.32.030 Accessory uses.

The following uses are permitted as accessory to an existing use in the C-1 district:

A. Public and Institutional Uses.

1. Club, lodge, fraternal organization; and
2. Public parks and open space, including playgrounds, trails, nature preserves, athletic fields, courts, swim pools, boat ramps, and similar uses.

**B. Industrial and Employment Uses.**

1. Freight terminals, including loading docks, storage, warehousing, wholesale distribution, cold storage; except self-service storage or mini-storage warehouses.

**C. Other Uses.**

1. Solar panels (for incidental use); and
2. Metal cargo or shipping or other such containers are allowed only with a conditional use permit.

**17.32.040 Conditional uses.**

The following uses are permitted in the C-RM district subject to approval in accordance with Chapters 17.100 and 17.115 RRM: C:

1. Amusement, entertainment, and commercial recreation uses, including theaters, bowling alleys, miniature golf, concert venues, arcades, and similar uses;
2. Artisanal and light manufacturing uses, including carpentry;
3. Automobile parking, public off-street parking;
4. Automotive electric vehicle charging facilities;
5. Automotive fuel stations;
6. Automotive repair and service uses, including fueling stations, car washes, tire sales and repair, painting, and repair of automobiles, motorcycles, boats, recreational vehicles, aircraft, and trucks;
7. Automotive sales and rental uses;
8. Drive-through services;
9. Emergency services, including police, fire, ambulance;
10. Hospital, including acute care center;
11. Hotels, motels, and boutique inns exceeding neighborhood scale;
12. Hotels, motels, and similar overnight accommodations;
13. Lumber yards and building or contracting supply sales;
14. Machine shop and sales, service and repair of light machinery including lawn mowers, weed eaters, and chainsaws (does not include large automotive or vehicle repair);
15. Marijuana dispensaries, including medical, recreational, or testing laboratories;
16. Metal/shipping cargo container;
17. Mobile vending and food truck sites;
18. Outdoor restaurant, bakery, cafe, coffee shop, or other eatery, including bars and taverns;
19. Public works utilities storage yards, including vehicle and equipment storage, maintenance, and repair;

20. Railroad facilities;
21. Recreational vehicle parks;
22. Religious institutions and houses of worship;
23. Retail stores exceeding 5,000 square feet of gross floor area;
24. School, preschool-kindergarten;
25. School, secondary;
26. School, trade, technical, or vocational;
27. Special trade contracting facilities, such as floor laying, masonry, stone, plumbing, electrical, metal work, roofing, heating and air conditioning, cabinet making, and carpentry;
28. Utility structures and facilities, regional projects, not part of an adopted city master plan or development review approval;
29. Veterinary clinics; and
30. Wireless communication facilities.

#### 17.32.050 Middle Housing Land Division

Lots or parcels developed or proposed for middle housing in the C-R Commercial-Residential District may be divided consistent with ORS 92.031. Applications for middle housing land divisions shall be reviewed ministerially and may not be subject to approval criteria other than those expressly permitted by state law.

#### 17.32.060 Special use standards.

The following uses are permitted when found to be in compliance with their relevant special standards criteria, contained in Chapter 17.105 RRMCM and/or their specific standards within this chapter.

##### A. Residential Uses.

##### 2. Accessory Dwelling Unit.

- a. Accessory dwelling units may be sited in the C-1 zone provided they adhere to all of the provisions of RRMCM 17.105.120.

##### 3. Home Occupations.

- a. Home occupations may occur within the C-1 zone provided they adhere to all of the provisions of RRMCM 17.65.140.

##### B. Mixed-Use Standards.

1. Residential uses are permitted on the ground floor or upper floors.

2. There is no requirement for a nonresidential use to be present on the same parcel for a residential use to be permitted.
3. Residential and commercial uses may occupy the same building.
4. New multifamily residential and commercial buildings, particularly retail shopping and offices, shall be oriented to the street, near or at the setback line. For lots with more than two front yards, the building(s) shall be oriented to streets classified as collectors or higher, as identified on the City transportation map.
5. Off-street motor vehicle parking for new multifamily and commercial developments shall be located at the side or behind the building(s).

#### C. Commercial Uses.

1. Mobile vendors, subject to the same standards throughout all zones, as stated in RPMC 17.65.160;

#### 2. Seasonal and Occasional Uses.

a. Seasonal and occasional uses when set up and removed within 45 days of the specified holiday season or event. Such use shall not last for more than 45 calendar days, shall not encroach upon any traffic maneuvering, ingress or egress ways, and shall not cover more than 50 percent of the required off-street parking area for the commercial use.

### 17.32.070 Design Standards.

#### A. Purpose and Intent.

The purpose of these standards is to ensure that development within the Commercial Residential District reflects the distinctive character of Rogue River while fostering a seamless transition between commercial and residential living. These standards promote a human-scale, pedestrian-oriented environment by encouraging high-quality architectural design, inviting streetscapes, and functional building orientations that unify the district's diverse uses. By prioritizing compatibility and visual harmony, these standards ensure that new development contributes to a vibrant, walkable, and lasting community character.

#### B. Applicability and Compliance Thresholds.

1. Applicability. The site design standards listed in this section shall apply to all real property development, layout, and construction within the C-R Commercial-Residential

District. Compliance with these standards is mandatory under any of the following conditions:

- a. New Development: All new construction, structural development, or site preparation requiring a development or building permit on previously vacant or cleared parcels.
- b. Substantial Modification of Existing Structures: Any repair, reconstruction, rehabilitation, addition, or improvement of an existing primary structure, where the cumulative cost of the work equals or exceeds 51 percent of the market value of the structure before the start of construction or repair.
- c. Substantial Site or Layout Alteration: Any modification, expansion, or reconfiguration of the exterior site layout, including but not limited to parking areas, on-site circulation, or outdoor storage, that alters 51 percent or greater of the total developed site area or total impervious surface area currently existing on the parcel.

2. Exemptions. Normal maintenance, internal remodeling that does not alter the footprint or exterior facade, or minor repairs under the 51 percent threshold shall not trigger a requirement to retroactively bring the entire site into compliance with these design standards.

3. Cumulative Improvement Threshold and Look-Back Period.

- a. Aggregation of Applications: For the purposes of determining compliance with the 51 percent threshold requirements, all applications for development on the subject property shall be aggregated. Any improvements or development activities occurring within a period of five years from the date of the initial application shall be cumulatively calculated to determine whether the 51 percent threshold has been met.
- b. Binding Effect: The provisions of this section shall run with the land. All obligations imposed herein shall be binding upon the property owner and all successors in interest. The five-year cumulative assessment period shall continue to apply to the property regardless of changes in property ownership or the entity status of the applicant.

C. Building Placement & Streetscape.

To promote a walkable environment that respects both residential and commercial needs, all new developments shall incorporate at least three (3) of the following six (6) elements:

1. **Minimum Street Wall Coverage:** At least 50 percent of the ground-level facade must be built within 10 feet of the front property line to maintain a traditional streetscape.
2. **Pedestrian Courtyards:** The front setback area for outdoor cafe seating, a pedestrian plaza, art sculptures, or water fountains in lieu of standard landscape planter strips or turf.
3. **Low-Profile Landscape Buffering:** Fencing or hedging installed within the front setback area may be utilized, provided that any hedge exceeding 50 percent of the total street frontage width is maintained at a maximum height of 4 feet or less. This standard ensures a clear line of sight is preserved between the public sidewalk and ground-floor business spaces.
4. **Corner Entrance Emphasis:** On corner lots, a prominent corner entrance or architectural feature, such as chamfered/rounded edges, decorative molding, or public art, shall be integrated with an outdoor pedestrian pocket plaza of at least 200 square feet. This integrated space must feature river inspired seating and be designed to accommodate community interaction, public art displays, or small-scale street vendors.
5. **Staggered Streetscape:** To avoid uniform, blocky developments, building heights must vary from adjacent structures through slightly dissimilar overall heights or stepped parapets.
6. **Hard-Surfaced Amenities:** At least 50 percent of the area within 10 feet of the adjacent public right-of-way line shall be hard-surfaced with decorative materials (excluding standard asphalt) for use by the public.

#### D. Architectural Character, Massing & Detailing.

To ensure new commercial-residential buildings harmonize with the surrounding neighborhood, all new developments shall incorporate at least three (3) of the following six (6) elements:

1. **Vertical Window Orientation:** Upper-story windows shall have a vertical orientation (taller than they are wide) to mirror traditional residential proportions.
2. **Articulated Building Mass:** Facades shall use offsets, gables, or balconies to break the building into smaller, residential-scale modules.
3. **Mountain Lodge Roof Forms:** Rooflines must utilize gabled or hipped roof forms with overhanging eaves consistent with Craftsman influences. If a flat roof is used, it must feature a traditional Main Street style parapet wall with a decorative cornice.

4. **Covered Entrances:** All primary residential and commercial entrances shall be recessed or protected by a permanent awning, porch, or canopy to provide weather protection.
5. **Floor-to-Floor Height Variation:** Ground-floor commercial spaces shall have a minimum interior ceiling height of 12 feet to distinguish the commercial use from upper-story residential units.
6. **Community Heritage Art:** Incorporate a permanent art piece, such as a mural, decorative weathervane, or sculpture, depicting local history and culture, such as the National Rooster Crow, migrating salmon, the historic gold-mining era, or the region's rich timber industry heritage. When a weathervane is utilized, it shall have a minimum length or height of 1 inch for every foot of building roof width, with a minimum allowable size of 24 inches.

#### E. Materials, Colors & The Valley Palette.

To promote lasting quality and reflect the Rogue River aesthetic, all new developments shall incorporate at least two (2) of the following five (5) elements:

1. **Exterior Material Diversity:** Buildings shall incorporate at least two complementary, fire-resistant siding materials. Acceptable materials include lap siding, cedar shingles, stone, brick, or high-quality cementitious products (e.g., fiber-cement siding) that provide a textured, natural finish. Vinyl and T1-11 siding are prohibited.
2. **The Valley Color Palette:** Building colors shall be selected from the Valley of the Rogue palette, emphasizing earth tones like Bark Brown, Moss Green, and Slate Grey.
3. **Heavy Timber Accents:** Incorporate structural or decorative heavy timber elements (minimum 6"x6" posts) at the building entrance or for porch supports.
4. **Architectural Transparency:** For buildings with ground-floor commercial use, at least 40 percent of that wall area shall consist of windows to encourage visual engagement with pedestrians.
5. **River-Themed Landscaping:** Landscaping shall prioritize native species. The use of river rock in bioswales and planter beds is encouraged to mirror the nearby Rogue River shoreline.

#### F. Site Design & Natural Landscape Harmony.

To protect the local ecosystem and neighbor privacy, all new developments shall incorporate at least two (2) of the five standard design elements listed in subsections (1) through (5) below.

If an applicant demonstrates that unique site constraints make compliance with the standard elements unfeasible, they may instead utilize the alternative compliance pathways detailed in subsection (6).

1. **Native Canopy Landscaping:** A tiered landscape buffer featuring a mix of Southern Oregon native trees and flora, prioritizing Oregon White Oak, Ponderosa Pine, and Vine Maple, shall be installed along street frontages or property lines, providing at least one native canopy tree for every 30 feet of street frontage.
2. **Natural Feature Protection:** Significant natural features, such as existing large-diameter trees or natural drainage swales, shall be protected and integrated into the site design rather than utilizing culverts and fill.
3. **Layered Privacy Buffering:** Front and side setbacks shall include a mix of plant varieties, including at least one variety of evergreen shrub and one variety of perennial flower, achieving 80 percent living ground cover within two years to provide a natural privacy screen.
4. **Visible Stormwater Amenities:** Incorporate at least one visible green stormwater feature into the site design, such as a rain garden or a landscaped bioswale with a stone-lined overflow, to manage runoff as a natural site feature.
5. **Visual River Links:** Properties located between a public right-of-way and the river must maintain an unobstructed view corridor (covering at least 15 percent of the side or rear yard) to preserve scenic glimpses of the water from the street.
6. **Alternative Compliance:** If an applicant demonstrates that none of the standard site design elements (1 through 5) above can be physically or practically applied to the subject parcel due to unique site constraints, topography, or conflicting utility easements, compliance may be achieved through one of the following alternative mechanisms:

Option A: Design Element Substitution. The applicant may select and fully implement two (2) additional design elements from the approved site design standards that have not already been applied to the project.

Option B: Street Tree Fund Contribution. The applicant may elect to satisfy the site design requirement by making a financial contribution to the City's dedicated Street Tree Fund.

Fee Calculation: The in-lieu fee shall be established at 0.5 percent of the total valuation of the proposed project, as determined by the building permit valuation or documented project value at the time of complete application submittal.

17.32.080 Affordable Housing and Conversion.

A. Affordable housing shall be permitted outright in the C-R Commercial-Residential District consistent with ORS 197A.445 and 197A.460 and shall not require a zone change or conditional use permit.

B. The conversion of a lawful commercial building or portion of a commercial building to residential use shall be permitted consistent with ORS 197A.445 and shall not require a zone change or conditional use permit.

C. Affordable housing developments qualifying under state law shall be entitled to applicable density and height bonuses as required by ORS 197A.445 and applicable sections of ORS chapter 197A.

D. Development under this section shall be subject only to clear and objective standards and to those limitations expressly permitted by state law.

E. The conversion of a lawful hotel or motel to an emergency shelter or affordable housing shall be permitted consistent with ORS 197A.449.

17.32.090 Area, width, height, and yard requirements.

A. The maximum building height is 35 feet.

B. Minimum lot area for residential uses: 3,000 square feet.

C. Minimum lot width: 30 feet, except when the parcel is served by a flagpole approved under RRMC 16.20.030, or a private road created and approved through a partition, subdivision or planned unit development.

D. Commercial requirements: There are no requirements for lot area or width, or for yard setbacks except as necessary to meet the off-street parking and loading requirements or as a condition of approval.

E. Residential Yard Setbacks:

1. Front yard: Minimum 10 feet; Maximum 20 feet (to promote pedestrian scale).
2. Side yard: 5 feet; 10 feet for corner lots.
3. Rear yard: 10 feet.

F. Maximum Lot Coverage: 70 percent.

G. Manufactured Homes and Prefabricated Structures.

1. Manufactured homes and prefabricated structures shall be subject to the same siting, setback, height, lot coverage, and design standards as site-built dwellings of the same housing type, consistent with ORS 197A.432.
2. Manufactured dwelling parks shall be regulated using clear and objective standards and shall not be subject to minimum lot size, density, or design requirements that would preclude their development, consistent with ORS 197A.436.

17.32.100 General requirements.

A. No use shall be permitted and no process, equipment or materials shall be used which are found by the planning commission to be harmful to persons living or working in the vicinity or by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosions.

B. All business, services and processes shall be conducted entirely within a completely enclosed structure, or in an area immediately adjacent thereto, provided the area of such outside use is paved and does not exceed 10 percent of the area of the enclosed commercial use and is entirely on privately owned property. Off-street parking and loading areas, gasoline stations, outdoor dining, entertainment or recreation areas, and garden shops, Christmas tree sales lots, bus stations, automobile sales, and trailer sales or rentals need not be within an enclosed structure.

C. Open storage of materials attendant to a permitted use or conditional use shall be permitted only within a paved area surrounded or screened by an approved solid wall or an approved site screening fence six feet in height; provided, that no materials or equipment, except vehicles, shall be stored to a height greater than that of the wall or fence.

D. Where a nonresidential site adjoins or is located across an alley from a residential district, a solid wall or fence, six feet in height, shall be located on the property line common to such districts, except in a required front yard, where it must be inside the property line.

E. All new development shall be required to provide half-street improvements along all frontage roads, including curbs, gutters, sidewalks and storm drain facilities, and pavement to the center line of the road(s).

F. Any developer working in any public right-of-way within the city limits shall provide the city with a certificate of insurance in the amount of \$1,000,000 naming the city as an additional insured. Public utilities are exempt from this subsection.

17.32.110 Signs and lighting premises.

A. All signs located within the C-R commercial-residential district shall comply with Chapter 17.85 RRMC, specifically RRMC 17.85.120, Commercial, industrial and public-open space sign regulations.

B. Outdoor lighting standards and fixtures for illumination of premises shall be so designed and installed that direct rays are not toward or parallel with a public street or highway or directed toward any residential uses.

17.32.120 Off-street parking.

All uses shall provide off-street parking facilities as required in Chapter 17.70 RRMC, with the following exceptions:

1. Residential: 1 space per unit.
2. SRO Units: Parking for SRO developments shall not exceed the maximum permitted under ORS 197A.430: 3 SRO units: ≤ 1 space total/6 SRO units: ≤ 2 spaces total.
3. Reductions: Required parking may be reduced by 20 percent for mixed-use buildings.
4. Safe-harbor clause: Where state law sets a lower parking requirement or prohibits a parking minimum, state law shall apply.

17.32.130 Hydrologist, soil engineer, engineer, and/or geologist.

Any developer developing in the city limits may be required to pay for a state of Oregon licensed hydrologist, soil engineer, engineer, and/or geologist who is hired by the city to review the development plans to ensure that all requirements and specifications of the city are met.

