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Article 12: Zoning Districts

12.010 Purpose and Concept

12.011 Purpose. The purpose of this Article is as follows:

- (1) To implement the policies and Land Use Map of the Comprehensive Plan;
- (2) To protect the right to use and enjoy real property;
- (3) To protect the health, safety and welfare of the community;
- (4) To serve as a basis for resolving land use conflict.

12.012 Concept

- (1) "Zoning" is the grouping of a homogenous and mutually supporting family of land uses in one area, called a Zoning District, or Zone. Certain land uses obviously conflict with one another, such as a brick factory, for instance, located next to a residential subdivision, affecting the residents with its noise, dust, appearance and 24-hour work schedule. Prior to zoning, the conflict was resolved after the fact with desist and damage suits and inevitable heavy losses to the loser. Zoning became the classic tool for mitigating land use conflict in advance, allowing the purchaser to select property guaranteed to be suitable for his needs.
- (2) Zoning as the primary tool of conflict resolution, however, led to the creation of long lists of allegedly homogenous land uses. Those uses "less homogenous" than others faced added procedures of review (such as the conditional use permit process). As the lists gradually changed over time, the distinction between basic land use categories became blurred, and conflict resolution turned zoning issues once again into courtroom battles.
- (3) Zoning in this Code is not intended as the primary tool for resolving land use conflict. Instead, zoning in this Code forms a basis for establishing generally homogenous land uses. Design and construction standards, together with the necessary review procedures, then function as the primary tools for resolving specific land use conflicts, both within a homogenous group of uses in a single zone and between groups of incompatible uses at the border of two different zones. Procedures of review may then focus on achieving design solutions and may be greatly simplified as a result.
- (4) Zoning in this Code fulfills its purpose in the following manner:
 - (a) Reflect Comprehensive Plan Policy. The thousands of acres in each Zoning District resulted from the patterns of historical development, careful analysis of lands needed for future growth and development, the need for protection and enhancement of the environment, and the cost and feasibility of extending necessary services. The Zoning Districts thus reflect the policies of the City Council on housing,

economic development, environmental protection and service extension, based on this detailed analysis.

Major area-wide changes in, or additions to, the Zoning Districts should therefore return to the policies of the Comprehensive Plan and to the analyses of the data base upon which these policies are based. Major zone changes should be not entered into lightly, and should not be used as the sole basis for conflict resolution. (See Amendment Procedures, Article 4).

- (b) Protect Basic Property Rights. The Zoning Districts are defined by broad categories of land use. These categories establish the "basic ground rules" of land use and development, enabling owners of real property to know in advance what to expect from their neighbors, before investing in or developing property. In this Code, these broad categories of land use are given performance definitions, defining not only the categories of use, but also how the use is to function within the category. The list of specific uses is de-emphasized and is kept at an administrative level. Any given land use is expected to function properly within the purpose of the zone when fully developed and active. (See Definitions, Article 30).

- (c) Conflict Resolution. The broad categories of land use and the Base Development Standards provided for each category form only the starting point for conflict resolution. This Code anticipates most conflict resolution to occur by meeting performance design and construction standards, or by meeting special conditions arising out of the review procedure. The design and construction standards are tailored for specific land uses, specific opportunities or constraints of the site, differing types of development and ownership, differing building types, specific buffering situations, environmental concerns, and requirements for service extension and utility installation. Conflict resolution issues that may have a design solution should not be resolved by zone changes or changes in definitions of land use. Instead, these conflict resolution issues should be referred to the performance standard sections of this Code.

12.020 Zoning Districts

12.021 Establishment of Zoning Districts. The location and boundaries of the Zoning Districts designated in this Article are hereby established as shown on the Zoning District Map of the Grants Pass Urban Growth Boundary area. The Zoning District Map may be referred to as the "Zoning Map" within this Code.

12.022 Zoning Map

- (1) All lands within the Urban Growth Boundary shall be classified within a Zoning district, according to the policies of the Comprehensive Plan and the criteria of this Code. The Zoning District shall be shown on a single map at a scale large enough that the zoning districts of individual properties may be identified.
- (2) The Director shall cause the Zoning Map to be on public display at all times during regular office hours.
- (3) Copies of the Zoning Map shall be available for public purchase

12.023 Zoning Map Amendment. The Zoning Map may be amended according to the procedures provided in Schedule 2-1 and the criteria provided in Article 4 of this Code.

12.024 Zoning District Boundary Interpretation. If uncertainty exists as to the boundaries of the Zoning Districts, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways or alleys, streams, rivers, lakes or other bodies of water shall be construed to follow such center lines;
- (2) Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main track or tracks;
- (3) Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices;
- (4) Boundaries indicated as parallel to, or extensions of natural or manmade features indicated in Subsections (1) through (3) above shall be so construed;
- (5) Distances not specifically indicated shall be determined by the scale of the Zoning Map; and
- (6) Where a lot is divided by zone boundary other than as provided in Subsections (1) through (4) above, the entire lot may be placed in the Zoning District containing the majority of the land area of the lot by an action of the Director, provided that the boundary adjustment is for a distance of twenty feet or less. If an adjustment of more than twenty feet is required, the boundary adjustment shall be treated as a zone change as provided in Section 4.030.

12.025 Land Use Classifications.

- (1) Use types. All land uses shall be classified into use types. The definition of each use type shall be performance oriented, describing a category of uses that

have common functional, impact, compatibility or product characteristics. For land use type definitions, see Article 30.

- (2) List of Uses. Each specific land use shall be placed within the appropriate use type according to the definition of each use type category, based upon the functional, impact, compatibility and product characteristics of the specific land use. A list of land uses is arranged by use type category. The classification of a land use by the Director shall be determined and maintained by the Director, and is subject to appeal as provided in Section 10.030 of this Code.

12.026 Summary Schedule: Comprehensive Plan Land Use Map and Zoning Map Designations. The land use designations of the Comprehensive Plan Land Use Map shall encompass the Zoning Districts of this Code according to the Schedule 12-1:

Comprehensive Plan/Zoning District Summary Schedule 12-1	
Comprehensive Plan Land Use Map Designation	Zoning District Map Designation
Residential Designation:	Allows:
Low Density (LR)	R-1-12, R-1-10, R-1-8
Moderate Density (MR)	R-1-6, R-2
Moderate-High Density (HR)	R-3 (R-3-1), R-3-2
High Density (HRR)	R-4 (R-4-1), R-4-2, R-5
Commercial Designation:	Allows:
Neighborhood Commercial	NC
Riverfront Tourist Commercial	RTC-I, RTC-II, RTC-III
General Commercial	GC (GC-1), GC-2
Central Business District	CBD
Office-Residential	OR
Industrial Designation:	Allows:
Business Park	BP
Industrial Park	IP
Industrial	I

12.027 Zone Modifiers and Other Designations. Some zones may be appended with a suffix on the zoning map, or a different designation may appear on the zoning map. Those have the following meaning:

- (1) “M”. The letter “M” following a zoning district name means the properties within the modified zone are subject to the minimum density provisions of Section 12.145, in addition to the other provisions applicable within the zoning district.
- (2) “PUD”. Approval of a Planned Unit Development may include site-specific approval for a development that includes modifications to the otherwise applicable base development standards and use provisions of the underlying zoning district. PUD approvals shall be designated as an overlay and denoted on the zoning map with a PUD designation that identifies the terms of the PUD approval applicable to the subject property and the PUD.

12.028

Types of Permitted Uses. Uses are authorized as one of the following types. They are denoted in Schedules 12-2 and 12-3 with the specified symbols:

- (1) Permitted Uses (P). The use is permitted outright, subject to compliance with the applicable development criteria and any required mitigation. Permitted uses are also referenced as a “principally permitted uses”, “principal uses”, or “primary uses”.
- (2) Secondary Uses (S). The use is permitted outright, but only when in conjunction with primary permitted uses on the same lot in accordance with the same criteria that apply to primary uses and any additional requirements for the Secondary Uses specified in Section 12.050 and Schedule 12-2 special notes. Some Secondary Uses must be in conjunction with a specific, associated Primary Use.

For example, in a zone that allows residential uses and commercial uses as Primary Uses and residential accessory uses and commercial accessory uses as Secondary Uses, it is not permitted to provide a commercial accessory use in conjunction with a primary residential use. The residential accessory use must be in conjunction with a primary residential use, and a commercial accessory use must be in conjunction with a primary commercial use.

Secondary Uses include two subcategories:

- (a) Accessory Uses. Schedule 12-2 includes a use category for accessory uses and accessory structures. Specific accessory uses are not listed, but these activities must remain incidental and subordinate to the principal use of the property consistent with the definition of ‘accessory use’ in Article 30.
- (b) Other Secondary Uses. Other secondary uses must be in conjunction with a primary use as specified in this code. However, unlike accessory uses, other Secondary uses need not be incidental or subordinate to a principal use. Secondary Uses are regulated differently than accessory uses to achieve a different purpose. Secondary Uses are regulated so as to not displace Primary Uses from key sites with location attributes and/or characteristics determined to be suitable for and prioritized for the Primary Uses.

Secondary Uses must be on the same lot as a Primary Use, unless authorized on a separate lot through a PUD process where Primary Uses are included in the PUD on other lots, and the purpose of this Section is substantially furthered.

- (3) Conditionally-Permitted Uses (C). The use *may* be permitted on a given site, subject to findings of compliance with compatibility criteria specified in the Condition Use section of this code. This code is unlike some other codes that specify very general discretionary conditional use criteria that apply to a long list of conditionally-permitted uses. This code uses conditional use designations sparingly, typically with criteria specific to a group of conditional uses which focus on ensuring individual sites and conditions are considered in the specific context of preventing or mitigating potential conflicts and issues associated with a specific use. These may have unique and specific geographic siting requirements, so it would not typically be an option to entirely exclude these uses from a geographic area or zoning district in order to avoid conflicts.
- (4) Planned Unit Developments (PUD). Schedule 12-2 refers to PUDs to note that certain uses which aren't otherwise permitted in a zoning district *may* be permitted as an element as part of a PUD that includes a master plan for a larger site, in accordance with the provisions of Article 18.
- (5) Uses Not Permitted (denoted with a dash '-' or a blank cell). These uses are not permitted in the zoning district.
- (6) Uses Specifically Prohibited (denoted with an 'X'). These uses and activities are explicitly listed and prohibited to provide greater specificity. They are typically more specific activities. For example, while 'manufacturing' may be permitted in a district, 'manufacturing of explosives' may be explicitly listed and prohibited.

12.029 Permitted Use and Procedures Schedule: Land Use Types by Zoning District. The Land Use types permitted in each Zoning District and procedure types for their review are provided in Schedule 12-2, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3. For Definitions of each land use type, see Definitions, Article 30.

NOTE: Applicant can request an Expedited Industrial Site Plan Review Procedure for property within a Regionally Significant Industrial Area (RSIA) Overlay. (Procedures in Schedule 12-2 apply unless requested).

12.050 Secondary Uses. The following specific provisions apply to certain Secondary Uses and zoning districts.

- (1) In the R-4-2 and R-5 zones, office uses are Secondary Uses to residential uses. Office uses may occur on the ground floor in conjunction with, at a minimum, an equivalent area of residential use on the upper floors and/or

ground floor. For zones with minimum density requirements, calculations shall be in accordance with Section 12.145.

- (2) In the GC-2 zone, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
- (3) In the OR zone, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
- (4) In the RTC-II and RTC-III zones, residential uses are permitted as Secondary Uses only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.
- (5) Within any **special districts** that have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable special district.
- (6) Along any **specially designated street segments** that may be categorized and have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable designated street segment. (For example, if a street segment has a designation such as 'pedestrian-oriented retail street').
- (7) Accessory Dwelling Unit (ADU).
 - (a) An Accessory Dwelling Unit (ADU) which is accessory to a detached dwelling shall only be permitted in accordance with Section 22.720. If more than one detached dwelling is authorized on a lot and meets the use and density requirements of the zone for the subject property, the second dwelling shall not be considered an Accessory dwelling unit, and is not subject to the additional requirements of Section 22.720.
 - (b) An Accessory Dwelling Unit (ADU) which is accessory to a commercial building and use shall be one accessory dwelling per lot, unless the zoning allows additional residential use on the property. Such accessory structure shall be incidental, appropriate, and subordinate to the principal use, but is not subject to the additional requirements of Section 22.720.
- (8) Upper-Story Residential, Mixed-Use in Commercial Zones. In zones where upper-story residential is permitted as part of mixed use development, certain residential definitions that apply to exclusively residential developments are less clear. This section is intended to provide clarifications:

- (a) In the NC zone, upper-story residential use is permitted, **up to four units**, not to exceed the footprint of the ground floor building. These upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.

- (b) In other Commercial zones where upper-story residential use is permitted, these upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.

Schedule 12-2. Permitted Uses and Site Plan Review Procedures

	Zoning Districts															
	RESIDENTIAL								COMMERCIAL				INDUSTRIAL			
	LR	MR		HR		HRR		COMMERCIAL				EMPLOYMENT				
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
General activities not covered below, exempt from Development Permit	P-I-EX. See Section 2.033															
General activities not covered below, requiring an administratively issued use permit	P-I-AU. See Section 2.034															
General activities not covered below, where Building Permit serves as Development Permit	P-I-A. See Section 2.035															

	RESIDENTIAL								COMMERCIAL				INDUSTRIAL			
	LR	MR		HR		HRR		COMMERCIAL				EMPLOYMENT				

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
1) Agriculture																
a) Intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	P-I-EX	P-I-EX	P-I-EX
b) Non Intensive	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX
c) Forestry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
2) Residential Dwelling Unit																
a) Existing	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)	P-I-A (f)
b) New																
1. Detached (1)	P-I-A	P-I-A	P-I-A	P-I-A	PUD	P-I-A	PUD	PUD	-	P-I-A	PUD	P-I-A	PUD	-	-	-
2. Accessory Dwelling Unit, per 22.720	S-I-A	S-I-A	S-I-A	S-I-A	PUD	S-I-A	PUD	PUD	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C	-	-	-
3. Detached (2)	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
4. Attached (2 units/ 1 zero-lot line) per 22.700	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
5. Attached (3 or more units/ 2 or more zero-lot lines) per 22.700	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-A	S-I-C	-	-	-
6. Duplex	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
7. Multi-Dwelling, building or complex (3 or more units)	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-C	S-I-C	-	-	-
8. Upper Story Residential, Mixed-Use, per 12.050(8)	PUD	PUD	PUD	PUD	PUD	P-II	P-II	P-II	S-I-C (o)	S-I-C	S-I-C	S-I-C	S-I-C	-	-	-
9. Cottage Development, 4 units per 18.300	P-II	P-II	P-II	P-II	PUD	P-II	PUD	PUD	-	P-II	PUD	PUD	PUD	-	-	-
10. Cottage Development, 5-12 units per 18.300	P-III	P-III	P-III	P-III	PUD	P-III	PUD	PUD	-	P-III	PUD	PUD	PUD	-	-	-
11. Manufactured Housing																
“A” Individual Lot	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
“B” Manufactured Dwelling Park	-	-	P-III (e)	P-III (e)	P-III (e)	P-I-C	P-I-C	P-I-C	-	-	-	-	-	-	-	-

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
“C” Health Condition	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	S-II	P-II	S-II	-	-	-
c) Group Quarters	-	-	-	-	-	P-II	P-II	P-II	-	-	-	P-II	-	-	-	-
d) Home Occupation																
1. Occupational Use, per 14.211	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX (g)(o)	S-I-EX	S-I-EX	S-I-EX	S-I-EX	S-I-EX (g)	S-I-EX (g)	S-I-EX (g)
2. Minor, per 14.220	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU (g)(o)	S-I-AU	S-I-AU	S-I-AU	S-I-AU	S-I-AU (g)	S-I-AU (g)	S-I-AU (g)
3. Major, per 14.220	S-II	S-II	S-II	S-II	S-II	S-II	S-II	S-II	S-I-C (g)(o)	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C (g)	S-I-C (g)	S-I-C (g)
e) Residential Accessory Building Use	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX (g)(o)	S-I-A S-I-EX	S-I-A S-I-EX	S-I-A S-I-EX	PUD PUD	P-I-A P-I-EX (g)	P-I-A P-I-EX (g)	P-I-A P-I-EX (g)
f) Transient Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	P-III	-	P-III
g) Residential Home, per 14.510	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A (g)(o)	P-I-A	P-I-A	P-I-A	PUD	P-I-A (g)	P-I-A (g)	P-I-A (g)
h) Residential Care Facility, per 14.521 - 6-15 - 16 or more	P-II -	P-II P-II	P-II P-II	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	P-I-C P-I-C	PUD PUD	- -	- -	- -
3) Trade																
a) Retail Indoor	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-II	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
b) Retail Outdoor	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
c) Wholesale	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
d) Itinerant Use (Repealed) See Chapter 4.08 of Muni Code																

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
4) Services																
a) Professional Office	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P-(b) (q)	-
b) Business Office	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
c) Limited Office	P-II	P-II	P-II	P-II	P-II	P-II	S-II	S-II	-	-	-	-	-	-	-	-
d) Repair, Maintenance, Commercial	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	P-(b)
e) Auto Service Station	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
f) Commercial Eating/Drinking Establishment	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-(a)	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
g) Hotel/Motel	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	-	-	-
h) RV Parks	-	-	-	-	-	-	-	-	-	P-III	P-III	-	-	-	-	-
i) Day Care/Family, per 14.310	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A (g)(o)	S-I-A	S-I-A	S-I-A	PUD	S-I-A (g)	S-I-A (g)	S-I-A (g)
j) Day Care/Group, per 14.320	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	P-II	P-II	-	P-II	-	-
k) Group Care	PUD (k)	PUD (k)	PUD (k)	P-III	P-III	P-III	P-III	P-III	-	P-(a)	P-(a)	P-(a)	-	-	-	-
l) Hospitals	-	-	-	-	-	P-III	S-III	S-III	-	P-III	P-III	-	-	-	-	-
m) Vet. Clinics	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
n) Commercial Accessory -Building -Use	- -	- -	- -	- -	- -	- -	- -	- -	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	- -	- -
o) Bed & Breakfast, per 14.420	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	S-I-C	S-I-C	-	P-I-C	P-I-C	P-I-C	-	-	-	-
p) Vacation Rental Dwelling per 14.280	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	S-I-C	S-I-C	-	P-I-C	P-I-C	P-I-C	-	-	-	-
q) Voluntary Parking -Local Impact -Area Impact	- -	- -	P-II P-III	P-II P-III	P-II P-III	P-II P-III	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
r) Personal Service	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-II	S-II	S-II	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
s) Self-Storage	S- (a)(s)	S- (a)(s)	S- (a)(s)	S-(a)(s)	S- (a)(s)	S- (a)(s)	S- (a)(s)	S-(a)(s)	-	S-(a)(r)	S-(a)(r)	-	-	P-(a)	P-(a)	-
t) Social Services Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P-III	-	P-III
5) Recreation																
a) Residential -Local Impact -Area Impact	P-I-C P-III	P-I-C P-III	P-I-C P-II	P-I-C P-II	P-I-C P-II	P-I-C P-II	S-I-C S-II	S-I-C S-II	- -	- -	- -	- -	- -	- -	- -	- -
b) Commercial -Local Impact -Area Impact	- -	- -	- -	- -	- -	- -	- -	- -	P-(a) -	P-(a) P-(a)	P-(a) P-(a)	P-(a) P-(a)	- -	P-(b) P-(b)	- -	- -
c) Athletic Clubs	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
6) Public/Quasi Public/Institutional																
a) Public, Minor	P-III (i)	P-III (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(b) (i)	P-(b) (i)	P-(b) (i)
b) Public, Major	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	P-(b)	P-(b)
c) Public Facility, Location Dependent	P-III (i)	P-III (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-II (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(a) (i)	P-(b) (i)	P-(b) (i)	P-(b) (i)
d) Schools	P-III	P-III	P-III	P-II	P-II	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
e) Religious Assembly	P-II	P-II	P-II	P-I-C	P-I-C	P-I-C	S-I-C	S-I-C	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
f) Cultural Exhibit	-	-	-	-	-	P-II	S-II	S-II	P-(a)	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
g) Cemeteries	P-III	P-III	P-III	-	-	-	-	-	-	-	-	-	-	P-(b)	-	-
h) Mortuaries	-	-	-	-	-	P-III	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
i) Library - Main Branch - Neighborhood Branch	- P-III	- P-III	- P-III	- P-II	- P-II	P-II P-II	P-II P-II	P-II P-II	P-(a) P-(a)	P-(a) P-(a)	P-(a) P-(a)	P-(a) P-(a)	P-(a) P-(a)	P-(b) P-(b)	- -	- -
j) Lodges	P-III	P-III	P-III	P-II	P-II	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
k) Commercial Parking	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
l) Transportation Facilities outlined in the Master Transportation Plan, and local access streets	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)	P-I-(d)
m) Transportation Facilities not outlined in the Master Trans Plan, nor part of a subdivision or PUD, nor local access streets	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II
n) Public Parks	P-III	P-III	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	P-II	P-II	P-II	P-II	-	-
7) Industrial																
a) Repair Maintenance, Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	-	P-(b)
b) Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	P-(b)	P-(b)
c) Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)
d) Prohibited	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
e) Industrial Accessory -Building -Use	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	S-(h) S-I-EX	S-(h) S-I-EX	S-(h) S-I-EX
f) Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	P-II	-	P-II
g) Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	P-(b)
8) Temporary Uses	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P-(b)	P-(b)
9) Telecommunication Facility																
a) New Transmission Tower	-	-	-	-	-	-	-	-	-	C-(j)	C-(j)	-	C-(j)	C-(j)	C-(j)	C-(j)

LAND USE TYPES	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (I)(p)	R-5 (I)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)
b) Rooftop Mounted Antenna	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C	C-I-C
c) Façade-Mounted Antenna	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-II	C-I-C	C-I-C	C-I-C	C-I-C
d) Collocated Antenna on Existing Transmission Tower or Other Structure Other than Building Rooftop or Façade	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-I-C
e) Ancillary Facilities Located within an Existing Permanent Permitted Structure	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A

Table Legend:

- P = Permitted Use
- S = Secondary Use. Secondary uses are allowed as a permitted use, but only when provided in conjunction with permitted uses. See Sections 12.028 & 12.050.
- = Use Not Permitted
- X = Use Specifically Prohibited (Uses defined in Article 30 as “Industrial, Prohibited”)
- C = Use Conditionally Permitted (See Article 16)
- PUD = Planned Unit Development

- I-EX = Type I Procedure, Exempt from Development Permit Review, Section 2.033
- I-AU = Type I Procedure, Administrative Use Permit Review Only, Section 2.034
- I-A = Type I Procedure, Building Permit Serves as Development Permit, Section 2.035
- I-B = Type I Procedure, Director’s Decision without Comment Period, Section 2.036
- I-C = Type I Procedure, Director’s Decision with Comment Period, Section 2.037
- II = Type II Procedure, Hearings Officer’s Decision, Section 2.040
- III = Type III Procedure, Planning Commission’s Decision, Section 2.050
- IV-A = Type IV Procedure, City Council Decision without Planning Commission Recommendation, Section 2.060
- IV-B = Type IV Procedure, City Council Decision with Planning Commission Recommendation, Section 2.060
- V = Type V Procedure, Joint Board of County Commissioners & City Council Decision with Planning Commission Recommendation, Section 2.070

Table Notes:

(a) A Type II Procedure is required if the subject property adjoins a residential zone, otherwise a Type I-C Procedure is required.

- (b) A Type II Procedure is required if the subject property adjoins a residential or commercial zone, otherwise Type I-C Procedure is required.
- (c) If within the Spalding Regionally Significant Industrial Area (RSIA) Overlay, an applicant can request an Expedited Industrial Site Plan Review procedure; otherwise procedures within Schedule 12-2 apply.
- (d) Type I-A, except the following are exempt (Type I-EX): operation, maintenance, repair, and preservation of existing transportation facilities; dedication or public acquisition of rights-of-way and easements; authorization of construction and construction of facilities and improvements, where the improvements are within the existing right-of-way or easement area or are consistent with clear and objective dimensional standards; and emergency measures necessary for the safety and protection of property.
- (e) Manufactured Dwelling Parks are not permitted in commercial or industrial zones or commercial or industrial Comprehensive Plan land use districts. Siting of an individual home within an approved manufactured dwelling park requires a Type I-A procedure.
- (f) An existing residential dwelling unit is a permitted use in this zone. In zones where a new residential dwelling unit is not a permitted use, this provision allows the existing residential dwelling unit to continue or expand without being subject to the nonconforming use provisions of the Development Code. There may be nonconforming development provisions that are applicable. If an existing dwelling unit is removed in a zone where a new dwelling unit is not permitted, it shall not be replaced.

In zones where a new residential dwelling unit is not a permitted use, this provision does not allow for expansion that increases the number of dwelling units.
- (g) In zones where a new residential dwelling unit is not a permitted use, this provision allows for this use associated with the existing residential dwelling as authorized in Article 14.
- (h) A commercial or industrial accessory building of 400 square feet or less that comprises less than 25 percent of the existing floor area of buildings and meets the definition of a minor modification in Section 19.058 of this Code is reviewed through a Type I-A procedure. All other commercial or industrial accessory buildings are subject to the applicable site plan review procedures.

A watchman's cottage is permitted as a new residential dwelling unit if it serves a direct industrial function. (12.341)
- (i) A Type I-A Procedure is required for water and sewer pump stations. All other minor public facilities are reviewed through the procedure specified in table.
- (j) A Type III Procedure is required if the tower height exceeds the zone height limit, otherwise a Type II Procedure is required.
- (k) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.
- (l) In the R-4-2 and R-5 zones, office uses are Secondary Uses, See Section 12.050
- (m) In the GC-2 zone, residential uses are Secondary Uses, See Section 12.050
- (n) In the OR zone, residential uses are Secondary Uses, See Section 12.050
- (o) In the NC zone, upper-story residential uses are Secondary Uses, See Section 12.050
- (p) In addition to the uses listed in Schedule 12-2, the following shall be permitted as primary uses rather than only as secondary uses or as part of a PUD in the specified zone, subject to all applicable provisions of this Code:

1. **R-3-2 zone.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.

2. **R-4-2 and R-5 zones.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. One duplex, two detached single-family dwellings, or division of a lot of record described below to include two attached units (with one common zero-lot line), subject to all applicable building code, utility, and Development Code requirements.
- c. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014 which has not expired.
- d. This shall include replacement of an existing dwelling on a lot of record meeting the requirements of this section.

3. **GC-2 zone.**

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.

(q) Professional Office use permitted in the Industrial Park District only when subject property is located within the Medical Overlay District.

(r) Self-Storage in General Commercial zones must adhere to Section 14.710.

(s) Self-Storage in Residential zones must adhere to Section 14.720.

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures

Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
1. Residential			
a. Two (2) Single-Family Dwellings (See Notes 1 and 2 Below)			P-III
b. Multi-dwelling residential (See Notes 2 and 3 below)	P-III	S-III	S-III
c. Condominiums (See Notes 2 and 3 below)	P-III	S-III	S-III
2. Lodging and Visitor Accommodations			
a. Visitor information and tourist center		P-III	
b. Small scale visitor accommodations such as bed and breakfasts, and inns and resort lodges at a density of no greater than 25 units per acre	P-III		P-III
c. Large scale visitor accommodations such as a major hotel chain		P-III	
d. Youth hostel			P-III
e. Campground (to include RVs, tents, and trailers)			P-III
3. Meeting and Performing Arts			
a. Conference center		P-III	
b. Performing arts complex (inside and outside)		P-III	
4. Food and Beverage			
a. Eating and alcohol drinking establishments (inside and outside), only when associated with a restaurant	P-III		
b. Eating, alcohol drinking, and dancing establishments (inside and outside)		P-III	
c. Beer and wine drinking establishments			P-III
d. Fast food restaurants and other small cafes with entertainment and meeting facilities (inside and outside)			P-III
5. River-Related Retail			
a. Retail (indoor and outdoor) which support river-type activities	P-III		
b. River-related retail (location necessary for existence)			P-III
6. River-Related Services			

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures

Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
a. Hotel excursion tour boats for river tours down river		P-III	
b. Fuel docks		P-III	
c. Marine hardware			P-III
d. Bait and tackle shop			P-III
e. Guided sport fishing			P-III
f. River-related club's and organization's facilities			P-III
g. Offices and businesses of river-related and recreational activities			P-III
7. Other Retail and Services			
a. Specialty and gift shops		P-III	
b. Art galleries and displays		P-III	
c. Esplanade along the river, small newspaper kiosks, flower carts, specialty food vendors and carts		P-III	
d. Small grocery			P-III
e. Bicycle, roller skating, moped, and other recreational equipment rental stores			P-III
8. Interpretive/Educational			
a. Fish spawning interpretive center	P-III		
b. Natural history library and/or bookstore	P-III		
c. Educational interpretive center and displays			P-III
d. River-related museums and libraries			P-III
9. Public Parks	P-III	P-III	P-III

Table Legend

P-III = Permitted Use, Requires a Pre-application and Type III Review.

S-III = Secondary Use, Requires a Pre-application and Type III Review.

Note 1: Minimum parcel size for two (2) single-family dwellings in the RTC-III zone is 4.42 acres.

Note 2: Residential development in the RTC-III zone is subject to the development standards listed in Article 22 rather than the design standards of Article 21 of the Development Code.

Note 3: Residential uses are permitted as Secondary uses in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

12.100 Residential Zoning Districts

12.120 Purpose of the Residential Zoning Districts

12.122 R-1 Districts. The purpose of the R-1 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at low and moderate densities.

12.123 R-2 District. The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.

12.124 R-3 Districts. The purpose of the R-3 (R-3-1) and R-3-2 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate-high densities. Maximum densities in these districts are typically representative of 2-story housing such as attached or multi-family.

12.125 R-4 (R-4-1), R-4-2, and R-5 Districts. The purpose of the R-4 (R-4-1), R-4-2, and R-5 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at higher densities, and for professional uses that typically support residential areas; such as professional offices; hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential livability. Maximum densities in these districts are typically representative of 3-story housing such as attached or multi-family. Some districts only allow non-residential uses when in conjunction with residential use to ensure the residential land supply is not exclusively consumed by other uses.

12.131 Land Use Review. Schedule 12-2 shows the specific land uses permitted in each Residential Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

12.140 Determining Maximum Residential Density.

- (1) The maximum number of dwelling units (du) allowable under either Base Development Standards or Alternative Development Options shall be determined according to the following formula:

Total Site (Acres) - dedicated public right of way (acres) = Useable Site (Acres) x maximum density allowed by zone (du/acre) = Maximum Dwelling Units allowed on site (round to whole number by dropping all fractions).

- (2) Using the Base Development Standards, the minimum lot size, the particulars of site layout and topography, and the access requirements may result in yielding less than the allowable maximum dwelling units for any given proposal. In this case, the most restrictive requirement shall govern.
- (3) The maximum density for any given zone is not subject to increase using the variance process or the subdivision process. The maximum density for any given zone may be increased only by using the PUD process, small lot allowance, or density incentives as provided in this Code.

- (4) The maximum net density for all residential zones shall be as given in the following schedule. Net density in Schedule 12-4 generally corresponds to the following calculation: Divide the area in an acre (43,560 square feet) by the minimum area per dwelling unit (du) from Column 3 in Schedule 12-5. For example, in the R-2 zone: $43,560 \text{ sq ft} / 3,500 \text{ sq ft minimum land area per dwelling} = 12.44 \text{ du/acre}$.

However, the maximum density measurement of dwellings/acre in Schedule 12-4 provides guidance for other provisions of this code intended to provide greater flexibility for unique site conditions and other issues, such as small lot allowances, cluster lots, and Planned Unit Developments (PUDs).

Maximum Net Residential Density By Zone Schedule 12-4a		
Comprehensive Plan Designation	Zoning Designation	Maximum Density
Low Density (LR)	R-1-12	3.96 du/Acre
	R-1-10	4.84 du/Acre
	R-1-8	6.22 du/Acre
Moderate Density (MR)	R-1-6	8.71 du/Acre
	R-2	12.44 du/Acre
Moderate-High Density (HR)	R-3 (R-3-1)	17.4 du/Acre
	R-3-2	20 du/Acre
High Density (HRR)	R-4 (R-4-1)	34.8 du/Acre
	R-4-2	34.8 du/Acre
	R-5	50 du/Acre

In order to ensure an adequate supply of sites zoned for different housing types at appropriate locations, some residential zones have minimum density requirements. Zones with minimum density requirements are designated on the zoning map with an “M” suffix following the name of the zoning district. This allows ‘legacy’ zones to continue to be subject to the original standards, while most newly zoned properties will meet the newer requirements.

This designation is typically applied only in higher density residential zones. Minimum lot sizes in lower density zones will typically achieve zoned densities with detached housing types. However, in higher density zones, densities will only be achieved with attached and multi-dwelling housing types. Rather than implementing these provisions by prohibiting certain lower-density housing types in higher-density residential zones, this approach allows flexibility. Minimum densities on a site can be met in more than one way: by a single housing type on a lot, each built at the same average density, or by a mix of different housing types where some are at higher density and some are at lower density, resulting in the same average density.

- (1) In a zone with a minimum density requirement designated with an “M” suffix following the name of the zoning district, development shall meet the minimum density provisions of this section, as provided in Schedule 12-4b

Minimum Residential Density By Zone Schedule 12-4b		
Comprehensive Plan Designation	Zoning Designation	Minimum Density
Low Density (LR)	R-1-12	N/A
	R-1-10	N/A
	R-1-8	N/A
Moderate Density (MR)	R-1-6	N/A
	R-2	N/A
Moderate-High Density (HR)	R-3 (R-3-1)	N/A
	R-3-2	N/A
	R-3M (R-3-1M)	12.44 du/Acre
	R-3-2M	12.44 du/Acre
High Density (HRR)	R-4 (R-4-1)	N/A
	R-4-2	N/A
	R-5	N/A
	R-4M (R-4-1M)	20/du/Acre
	R-4-2M	20 du/Acre
	R-5M	20 du/Acre

- (2) Deductions for Natural Features. In calculating minimum density requirements, site area within stream banks and riparian setbacks, wetlands and wetland buffers, and slopes over 25% may be deducted from the site acreage before measuring minimum density.
- (3) Deductions for Public Dedications. Land dedicated as public right-of-way or public open space as part of a development may be deducted from the site acreage before measuring minimum density.
- (4) Deductions for Mixed-Use. In a zone with minimum density requirements, when residential development is part of a mixed-use development together with uses such as office and commercial use, the minimum density requirement may be reduced as follows:
 - (a) Vertical mixed use: Lower-floor non-residential use areas may be calculated as if they had the same number of dwelling units as the residential use on the floor above.
 - (b) Horizontal mixed use on same site: An equivalent deduction to Subsection (1) may be made for horizontal mixed-use on the same site, as would apply if the same mix of uses were configured as vertical mixed use. For example, two 2-story buildings of the same size, where one is a 2-story residential building and the other is a 2-story office building would qualify for the same deduction as two 2-story buildings with residential above commercial.
 - (c) Through a Planned Unit Development, similar deductions may be made as for horizontal mixed-use if the resulting development is on separate sites and the resulting development is consistent with the purpose of the deductions.

12.150 Residential Base Development Standards

12.151 Purpose. The purpose of this Section is to provide the Base Development Standards for all residential uses, including lot size, lot dimension, setbacks, structure height and lot access.

12.152 Lot Requirements

- (1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in Section 12.152(2)(d) for zero-lot line development for attached housing or as otherwise specified in Subsection (2).
- (2) Exceptions to minimum lot size and width. The following exceptions to minimum lot size and width are allowed outright:
 - (a) Small lot allowance. The small lot allowance applies to new subdivisions with five (5) lots or more in the R-1-6, R-1-8, R-1-

10 and R-1-12 zones. The small lot allowance is intended to promote efficient use of land and flexibility in subdivision design.

- (i) Up to 20 percent (20%) of new residential lots within a subdivision may be below the minimum lot size, but not smaller than 5,000 square feet.
- (ii) Small lots created in accordance with this provision shall not be included in the calculation of maximum density set forth in Schedule 12-4.

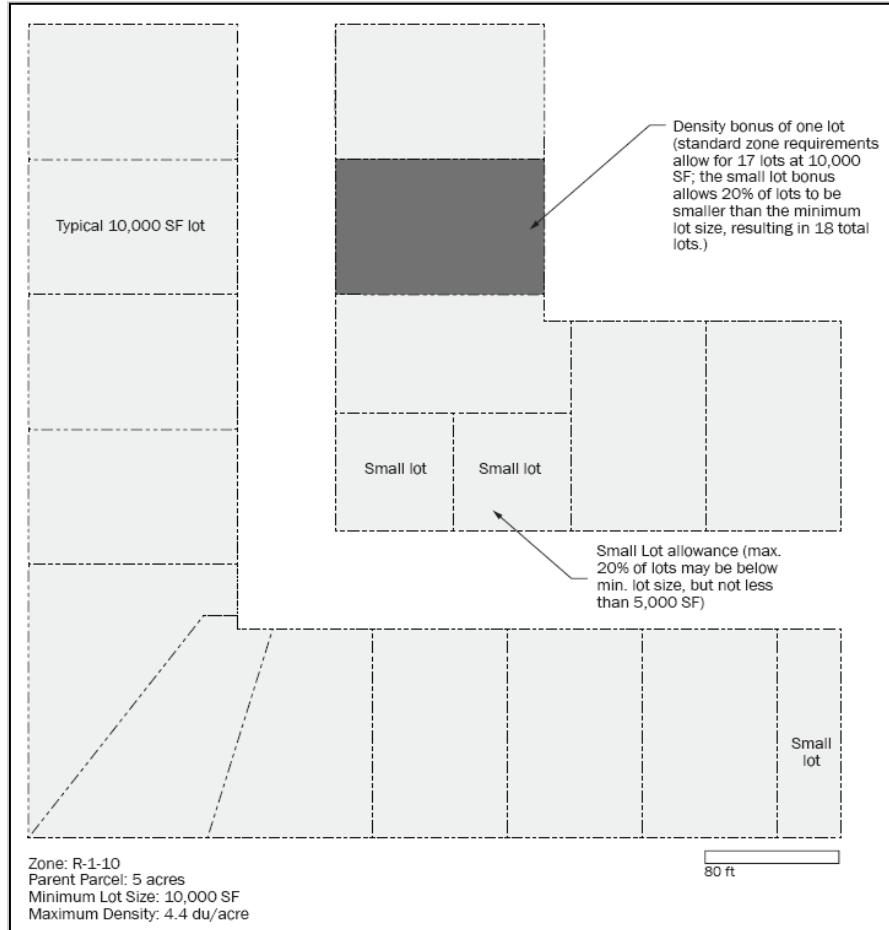


Illustration of Small Lot Allowance

- (b) Lot size averaging. In order to promote efficient use of land and allow flexibility in subdivision design to address site constraints such as cul-de-sacs or irregularly shaped lots, the lot area standards may be modified through the use of lot size averaging as follows:
 - (i) This option is allowed only within the R-1-12, R-1-10 and R-1-8 zones.

- (ii) Up to 50 percent (50%) of the lots within the subdivision may be smaller than the minimum lot size required by the zone provided that the smallest lots created are not less than 80 percent (80%) of the minimum lot size.
- (iii) For each lot below the minimum lot size, there shall be one lot that is above the minimum lot size. For example, if five lots below the minimum lot size are created using lot size averaging, five lots above the minimum lot size shall also be created. Combining the “leftover” square footage from small lots into one very large lot is not allowed.
- (iv) The minimum lot width may also be reduced only on the smaller lots created through lot size averaging. On those lots, the lot width shall not be less than 80 percent of the minimum lot width established by the base zone.
- (v) The overall density of the subdivision shall not exceed the maximum density standard for the zone unless the small lot allowance in (a) above is also used.
- (vi) A deed restriction shall be placed on any lots that could be further divided if such a subsequent land division would exceed the maximum density of the zone.
- (vii) This option may be used in conjunction with the small lot allowance provisions in (a) above.

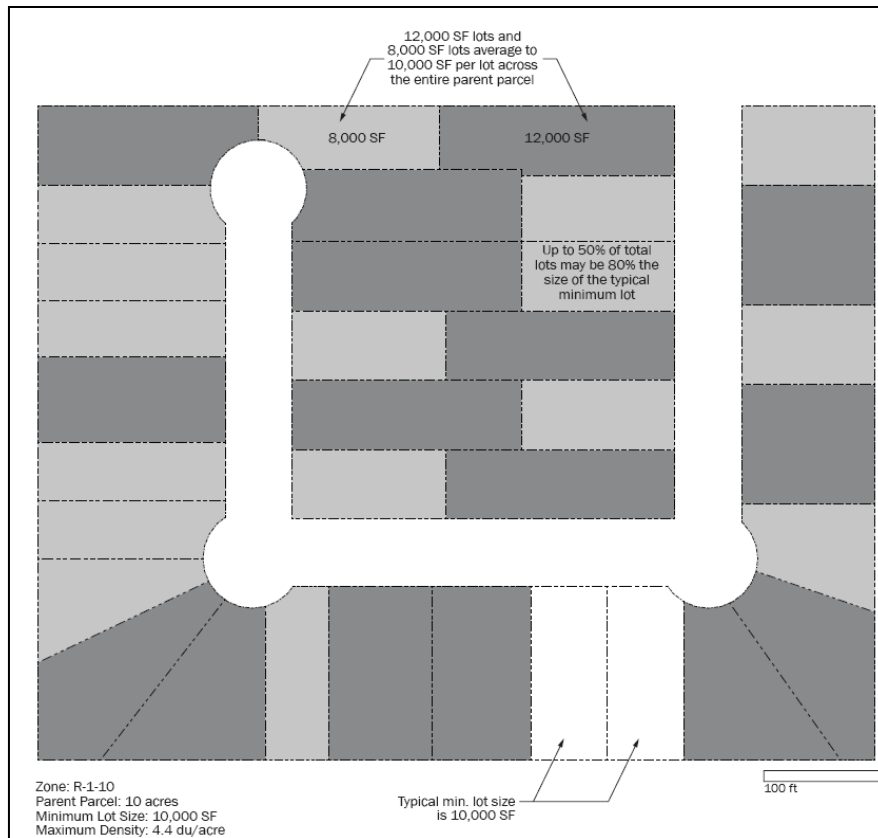


Illustration of Lot Size Averaging

(c) Cluster lots. These standards are intended to provide an option to allow for greater flexibility in preserving natural features and providing open space while achieving zoned density. These provisions are allowed in any residential zone.

(i) Lot Size Reductions. If a subdivision creates one or more public or private open space lots meeting the requirements of Subsection (ii), any developable lot with at least 50 feet abutting the open space lot on one or more interior side or rear lot lines may have a reduced minimum lot size, as follows:

- (1) Those lots shall not be less than 50% of the minimum lot size of the zone, and not less than 4,000 square feet, whichever is larger.
- (2) The lot width for a lot may be reduced below the minimum lot width requirement by the same percentage that the lot size is reduced below the minimum lot size, but not less than 50 feet. (For example, in the R-1-12 zone, if a lot is reduced to 80% of the minimum, from the 12,000 square feet minimum to 9,600 square feet, lot width for

that lot may be reduced to 80% from 80 feet to 67 feet).

- (3) These provisions do not allow for an overall increase above maximum density for the parent parcel that would exceed the maximum allowed density of the zone. However, these provisions may be used together with the small lot allowance provisions in Subsection (a).
- (ii) Common Open Space Area. The common open space lot required to allow smaller cluster lots described in Subsection (i) shall meet the following requirements:
- (1) The common open space lot or lots shall be created as part of the subdivision. It may be public or private. If public, the applicant must have prior approval from the affected public agency to accept the dedication. If private, it shall be a common area.
 - (2) A common open space lot shall contain an area no less than the sum of the difference between the actual lot size and minimum lot size for each reduced size lot abutting the common open space. However, in no case shall any open space lot shall be less than 5,000 square feet. (For example, if 10 lots abutting the open space each have lot sizes 2,000 square feet below the minimum lot size of the zone, the open space lot shall contain at least 20,000 square feet).
 - (3) The common open space lot shall have a minimum width or depth dimension of no less than 20 feet at any point.
 - (4) The common open space lot shall have at least 50 feet of frontage on a public right-of-way.
 - (5) The common open space lot shall be for preservation of special natural features or and/or provision of natural or recreational open space.
 - (6) The open space lot shall be predominantly vegetated, but may contain hardscape elements such as pedestrian and bicycle trails, play structures, etc., that may be counted toward the minimum area requirements for the open space lot. Sidewalks and bike lanes located within an

adjacent public right-of-way shall not be counted toward the open space area.

- (7) Any area provided for vehicular parking adjacent to an open space lot will not count toward the minimum lot area requirement.
- (8) If the common open area lot contains a delineated resource (wetland, wetland buffer, riparian area, etc.), the open space lot lines shall be set back at least 20 feet from the edge of the delineated resource.
- (9) The applicant shall record a covenant for any lot abutting the open space lot that precludes sight-obscuring fencing taller than 4 feet within 20 feet of a pedestrian path in a common area lot. Taller fencing may be permitted within the specified distance, provided it isn't sight-obscuring.

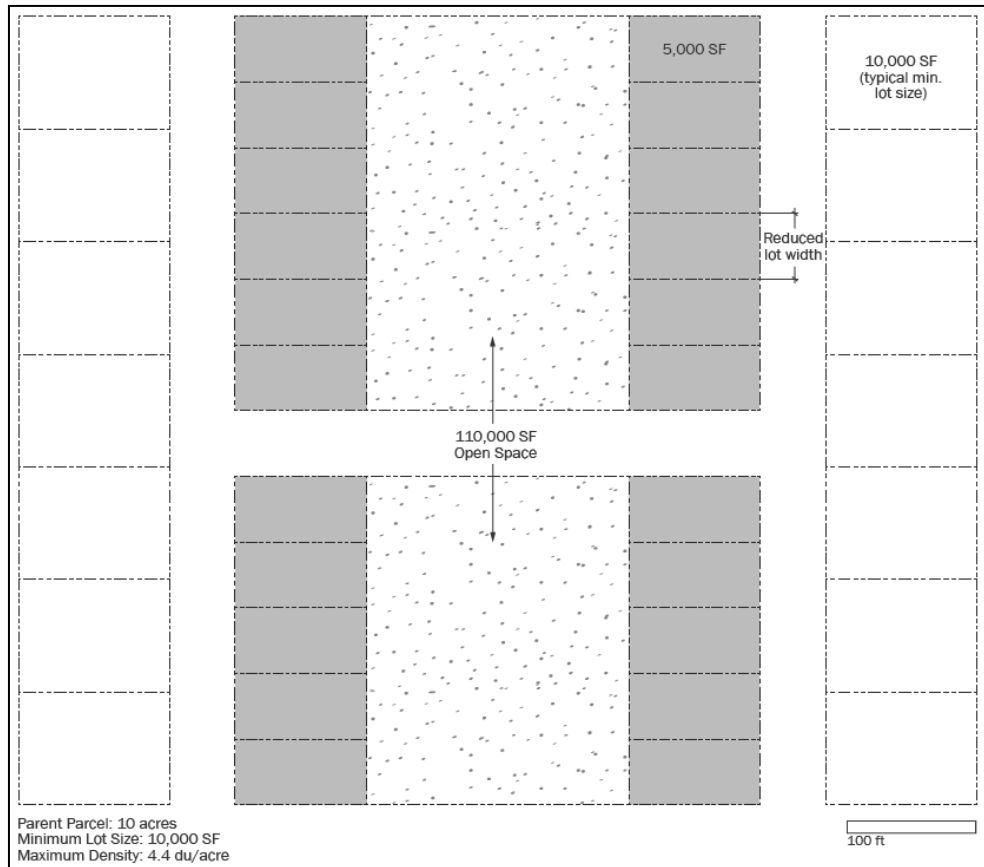


Illustration of Lot Clustering

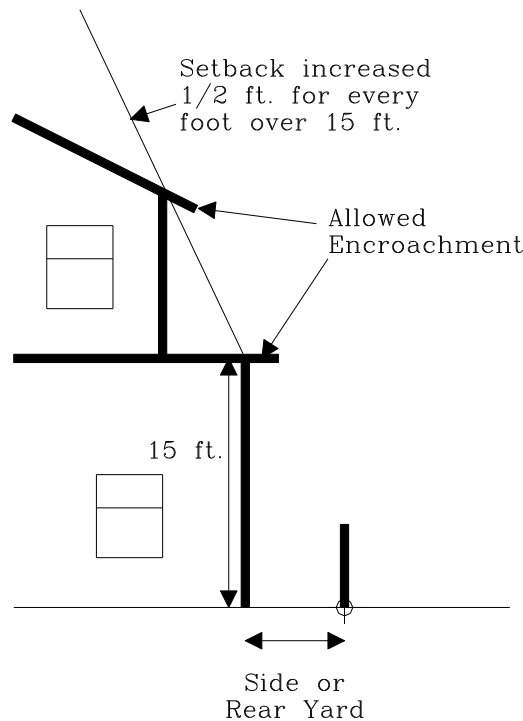
- (d) Lot requirements for Single Attached development. The following lot requirements apply to Single Attached residential development.

- (i) The minimum lot size for a Single Attached lot shall be 2,000 square feet. The maximum density requirements per the base zone apply.
- (ii) No side yard setback is required for an interior property line (lots that have a Single Attached dwelling on both sides).
- (iii) The minimum lot width shall be 20 feet for interior Single Attached lots (lots that have a Single Attached dwelling on both sides).
- (iv) The minimum lot width shall be 30 feet for exterior Single Attached lots (lots with a Single Attached dwelling on only one side).

Minimum Residential Lot Requirements Schedule 12-5							
Zone	Lot Area One Dwelling Unit in sf (See Note 1) (for detached and multi-family) See 12.152(3)(d) for attached	Area/du Two or More Dwelling Units in sf (See Note 1)	Lot Width in ft (See Note 2)	Front Yard in ft (See Note 3)	Ext. Side/Rear Yard in ft	Side Yard in ft (See Note 4)	Rear Yard in ft (See Note 4)
R-1-12	11,000	11,000	75	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-10	9,000	9,000	70	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-8	7,000	7,000	65	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-6	5,500	4,500	55	20	10 (See Note 5)	6-10 (See Note 6)	6
R-2	5,000	3,500	50	20	10 (See Note 5)	5	5
R-3 (R-3-1)	5,000	2,500	50	20	10 (See Note 5)	5	5
R-3-2	5,000	2,178	50	20	10	5	5
R-4 (R-4-1) R-4-2	5,000	1,100	50	10 (See Note 5)	10 (See Note 5)	5	5
R-5	5,000	870	50	10	10	5	5

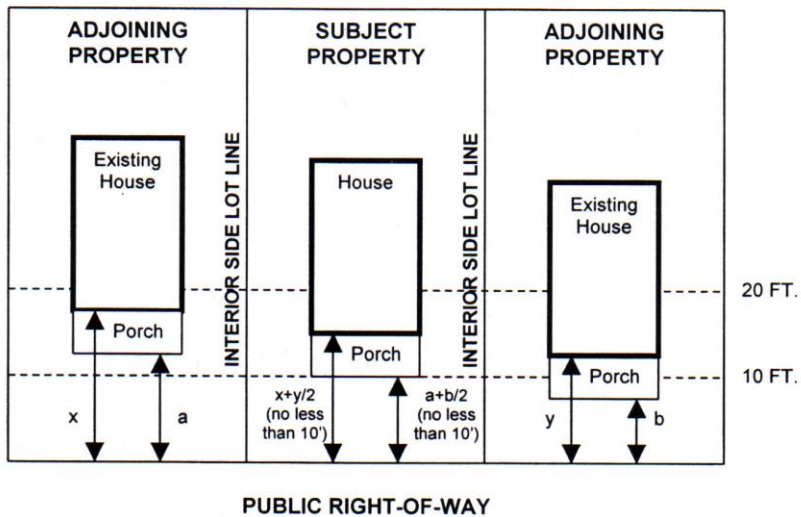
sf = Square Feet
ft = Linear Feet
du = Dwelling Unit

- **Note 1:** Where public right-of-way is required to be dedicated from a lot for development permit approval, the area dedicated in excess of that necessary to provide a 60-foot wide right-of-way may be counted towards the minimum lot area. This doesn't apply to more than one lot when property is subdivided.
- **Note 2:** Lot depth shall not be greater than four (4) times its width, exclusive of the flagpole of a flag lot.
- **Note 3:** If each property that adjoins an interior side property line of the subject property is developed with a residential structure that has a nonconforming front yard setback, the front yard setback for a single-family residential structure on the subject property may be reduced subject to Subsection (3). See Concept Sketch: Reduced Front Yard Setback
- **Note 4:** The structure shall be constructed so that any point on the structure is set back from the side and rear property lines the required minimum setback plus one-half (1/2) foot for each foot over fifteen (15) feet that the point is above finish grade. See Concept Sketch: Side and Rear Yard Setback. Also, see Section 12.400 for exceptions to side and rear yard setbacks.
- **Note 5:** Garage door and carport openings shall in all cases maintain a minimum setback of twenty (20) feet with the exception of Section 13.140(2).
- **Note 6:** Side yard setbacks shall be a minimum of six (6) feet, and the sum of the two side yards shall be a minimum of sixteen (16) feet. Any side yards beyond the first two shall be a minimum of six (6) feet.



Concept Sketch: Side and Rear Yard Setback

- (3) A lot with frontage on two streets requires only one front yard. For a lot with frontage on more than one street, the applicant shall designate one such frontage as the front yard, and all other frontages shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or exterior rear yards shall be as given in Schedule 12-5.
- (4) If both properties that adjoin the interior side property lines of the subject property are developed with residential structures that have nonconforming front yard setbacks, the front yard setback for a single-family residential structure on the subject property may be reduced, subject to the following. If the first adjoining property is a flag lot, the setback of the next property that adjoins the flagpole may be considered.
- (a) The subject property must be in a residential zone, and the properties that adjoin the interior side lot lines must be subject to the same front yard setback requirement as the subject property.
 - (b) The front yard setback for the single-family residential structure may be reduced to a distance equal to the average setback of the adjoining residential structures, but to no less than 10 feet. If the subject property is a corner lot, the front yard setback for the single-family residential structure may be reduced to a distance equal to the nonconforming setback of the adjoining property along the same public street frontage, but no less than 10 feet.
 - (i) The minimum setback for a front wall of the single-family residential structure shall be the average of the setback of the nonconforming front walls of the adjoining residential structures, but no less than 10 feet.
 - (ii) The minimum setback for a covered porch shall be the average of the setback of the nonconforming front walls or nonconforming covered porches of the adjoining residential structures, but no less than 10 feet, measured from the outermost wall or vertical roof support.
 - (c) No reduction in front yard setback for a residential structure or other structure shall be permitted based on the setback of a carport or detached accessory structure on an adjoining property.
 - (d) A reduction in front yard setback shall only be permitted for a single-family residential structure; however, no reduction in front yard setback shall be permitted for a wall containing a front-facing garage door. No reduction in front yard setback shall be permitted for a carport or a detached accessory structure.
 - (e) If the subject property is adjacent to a corner lot, an exterior side yard of the corner lot shall not be considered a nonconforming front yard.



Concept Sketch: Reduced Front Yard Setback

(5) Compliance with Solar Standards

(a) Solar Setback Standards

Any structure built on a lot to the south of a residentially zoned lot shall comply with the solar setback standards of Section 22.620 of this Code.

(b) Solar Lot Design Standards

All subdivisions in residential zones shall comply with the solar lot design standards of Section 22.630 of this Code.

12.153 Height Requirement

- (1) Maximum heights shall be as given in Schedule 12-6.

Maximum Building or Structure Height Schedule 12-6	
Zone	Feet*
R-1-12	35
R-1-10	35
R-1-8	35
R-1-6	35
R-2	35
R-3 (R-3-1)	35
R-3-2	35
R-4 (R-4-1)	45
R-4-2	45
R-5	45

- * Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)		
Roof Pitch	Zone	
	R-1-12, R-1-10, R-1-8, R-1-6, R-2, R-3-1, R-3-2	R-4-1 R-4-2 R-5
5:12 or less	35	45
more than 5:12 up to 6:12	37	47
more than 6:12 up to 7:12	39	49
more than 7:12 up to 8:12	41	51
more than 8:12 up to 9:12	43	53
more than 9:12 up to 10:12	45	55
more than 10:12 up to 11:12	47	57
more than 11:12 up to 12:12	49	59
more than 12:12	51	61

- (2) Exceptions. Residential Zoning District height limitations may be exceeded by the following:
- (a) Farm buildings and structures
 - (b) Chimneys
 - (c) Church spires, belfries, cupolas and domes

- (d) Flagpoles, masts and aerials
- (e) Firehouse towers
- (f) Elevator shafts

12.154 Access Requirements

- (1) Each residential lot shall have access to a dedicated public street not less than 20 feet in width.
- (2) Where such access is not provided by lot frontage on a dedicated public street, access may be provided by a flagpole running to a dedicated public street other than a minimum access street, as provided in Article 27, Access.

12.155 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Residential Zoning Districts.

12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development & Alternative Development Options, Article 18.
- (2) Modified Setback Option, Residential Development Standards, Article 22.
- (3) Variance, Article 6.
- (4) Cottage Developments, Article 18.

12.200 Commercial Zoning Districts

12.220 Purpose

12.221 Neighborhood Commercial District (NC). The purpose of the Neighborhood Commercial District is to provide locations for small businesses which serve the retail and personal services needs within residential zoning districts. The businesses are intended to be limited in size to fit into residential patterns of development without creating land use, architectural or traffic conflicts.

12.222 General Commercial District (GC). The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on-site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and cost are expected to provide commercial development in appropriate types, amounts and relationships.

12.223 Central Business District (CBD). The purpose of the Central Commercial District is to provide appropriate commercial and professional uses for the Central Business

District of Grants Pass. Performance development standards are designed to encourage mixed commercial, professional and high-rise residential uses. The Central Business District recognizes and encourages viable and economic uses, while performance development standards and the Downtown Plan act to maintain and enhance the District's unique architecture and historic qualities.

12.224 Office Residential (OR). The purpose of the Office Residential District is to provide for office uses where more intensive retail uses may not be suitable, but the primary purpose is to preserve lands for office uses as the primary use, rather than residential uses as specified in the R-4 zones, where there is a need to maintain those lands for residential use or residential mixed use. However, if office use is provided as a primary use, residential use is also permitted and encouraged as a secondary use on the same site.

12.225 Riverfront Tourist Commercial District (RTC). The purpose of the Riverfront Tourist Commercial District is to provide for and to promote special tourist commercial uses adjacent to the Rogue River where either existing or proposed bridges are located. Uses appropriate to the RTC districts would either need to be located adjacent to the river for their existence or utilize the river's scenic quality for economic development. In addition to providing economic opportunity for the City of Grants Pass, these ordinances will preserve the scenic quality wetland habitat and promote river related recreation.

For the purposes of this document, the following descriptions apply:

100-Year Flood Plain: The 100-Year Flood Plain has boundaries determined by the Federal Insurance Administration as the base flood elevation for purposes of flood plain management and is the level at which a flood may occur every 100 years with a one percent (1%) chance of occurring annually.

River Bank: The area that extends out from the mean high water line, measured between June 1 and September 1, as determined by survey. The width of the river bank is the width of the river floodway, or fifty (50) feet from the survey point, whichever is greater.

Floodway: Floodways are stream corridors designed to conduct waters of a 100-year flood out of the area as fast as possible. They are not necessarily a natural feature.

River Corridor: The river corridor establishes the location of the Scenic Overlay Zone and is covered by the same area as the 100-Year Flood Plain.

There are three sub-districts for the RTC zone located approximately at Grants Pass Parkway (Third Bridge crossing), at the Sixth and Seventh St. Bridge crossings and at the future Fourth Bridge crossing. Each of these sub-districts has special characteristics, due to the existing land uses and development patterns and their locations within the City's Urban Growth Boundary.

(1) River Tourist Commercial District-I (RTC-I). The RTC-I is within an established single- and multi-dwelling residential area. Therefore, it is the purpose of this sub-district to promote residentially scaled development which

will complement these residences. Further, this sub-district is adjacent to wetland environment, which will necessitate special protection and limited access to the river.

- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this sub-district is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor-serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

12.230 Commercial Land Uses and Review Procedures

- 12.231 Land Use Review. Schedule 12-2 shows both the specific and general categories of land uses permitted in each Commercial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3.
- 12.232 Riverfront Tourist Commercial Zones. The Riverfront Tourist Commercial Zones require special review procedures due to the uniqueness and the environmental sensitivity of these districts. The review procedures apply to RTC-I, II and III.

Projects are defined in this situation as follows:

- (1) Requiring a Building or Development Permit
- (2) Alteration or removal of riparian vegetation within the 100-Year Flood Plain must be approved by the UAPC.
- (3) Grading of more than 50 cubic yards of soil within the RTC Districts
- (4) Removal of trees (with six (6) inch diameter at four-and-a-half (4-1/2) feet high or greater) within the RTC Districts.

12.240 Residential Densities in Commercial Zones

- 12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in the General Commercial, Central Business District, and Office Residential zones, as specified in Schedule 12-2. No minimum or maximum density standard applies in these districts. In commercial zones where exclusively residential use is permitted, residential development must meet the applicable open space standards in Article 22,

Schedule 22-1 and additional Residential Development Standards of Article 22 for the R-3 zone. If part of a mixed-use development, the development shall meet the standards of Article 20. Residential development in the RTC zones is permitted as noted below.

12.242 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Commercial Zones, provided there is no increase in density. For any increase in density within existing residential dwelling units, Section 12.241 shall apply.

12.243 Residential Density within the RTC Zoning Districts.

- (1) RTC-I. The RTC-I District allows for residential development up to R-3-2 densities or 20 dwelling units/acre.
- (2) RTC-II. The RTC-II District has no minimum or maximum density standards for allowed upper floor residential development.
- (3) RTC-III. The RTC-III District has no minimum or maximum density standards for allowed upper floor residential development.

12.244 Residential Development in the RTC-III District. Maximum of two (2) single-family dwellings are permitted within the RTC-III zone with a minimum parcel size of 4.42 acres. Residential development is subject to the Residential Design Standards in Article 22.

12.250 Commercial Base Development Standards

12.251 Purpose. The purpose of this Section is to provide the Base Development Standards for all commercial uses, including lot size, lot dimension, setbacks, structure height and lot access.

12.252 Lot Requirements.

- (1) Minimum lot size and dimensions and front, side and rear yard setbacks shall be as given in Schedule 12-7.

Minimum Commercial Lot Requirements Schedule 12-7								
Zone	Lot Area in sf	Lot width in ft	Lot Depth in ft	Front yard in ft	Exterior Side/Rear yard in ft	Side yard	Rear Yard	Lot Coverage
NC	No min. 21,780 max*	25	100	20	10	None**	None**	35% Max
GC	None	25	100	10 (See Note 1)	10 (See Note 1)	None**	None**	None
CBD	None	None	None	None	None	None**	None**	None
OR	None	25	100	10 (See Note 1)	10 (See Note 1)	None**	None**	None
RTC	None+	None	None	None	None	None**	None**	None

Legend:

- sf = Square Feet
- ft = Linear Feet
- Max. = Maximum Requirement; otherwise given as minimum requirement.
- * = Maximum square footage for contiguous commercially- zoned lot area, regardless of ownership.
- ** = See Landscape and Buffering Requirements when adjacent to residential zones.
- + = Minimum parcel size for residential use in the RTC-III zone is 4.42 acres

Note 1: For residential development within the GC zone, garage door and carport openings shall maintain a minimum setback of twenty (20) feet with the exception of Section 13.300 (2).

- (2) A lot with frontage on two or more streets requires only one front yard. The applicant shall designate one such frontage as the front yard, and all other frontage yards shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or rear yards shall be as given in Schedule 12-12.

12.253 Lot Requirements for RTC Districts

- (1) Lot Area, Width and Depth for RTC Districts. There are no minimum sizes for lots within the RTC Districts.
- (2) RTC Front and Rear Setbacks. Concept Sketch: RTC District Setbacks delineate the setback requirements for the RTC Zone Districts. These requirements shall supersede the requirements of Section 24.341, Stream Corridor Setback.
- (3) RTC Side Yard Setback. Consideration shall be given to view corridors by the UAPC. However, the minimum side yard setback adjacent to a residential zone is 20 feet for the first floor and an additional 10 feet for each extra floor

(Refer to Concept Sketch: RTC District Setbacks). No structures or parking may occur in the 20-foot setback area.

A 20-foot wide landscaping area shall be provided according to Section 23.034, Type D: Buffering between Zones.

(4) RTC Lot Coverage for Buildable Area (with setbacks)

RTC-I: None

RTC-II: None

RTC-III: None

Height Requirements

- (1) Maximum heights shall be as given in Schedule 12-8.

Maximum Building or Structure Height Schedule 12-8		
Zone	Stories	Feet***
NC	2 1/2*	35*
GC	N/A*	35*
CBD	N/A*	100
OR	N/A	35
RTC-I	3**	45**
RTC-II	4**	65**
RTC-III	2 1/2**	35**
*The most restrictive shall apply. **The least restrictive shall apply		

- *** Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)					
Roof Pitch	Zone				
	NC, GC*	CBD	RTC-I**	RTC-2**	RTC-3**
5:12 or less	35	100	45	65	35
more than 5:12 up to 6:12	37	102	47	67	37
more than 6:12 up to 7:12	39	104	49	69	39
more than 7:12 up to 8:12	41	106	51	71	41
more than 8:12 up to 9:12	43	108	53	73	43
more than 9:12 up to 10:12	45	110	55	75	45
more than 10:12 up to 11:12	47	112	57	77	47
more than 11:12 up to 12:12	49	114	59	79	49
more than 12:12	51	116	61	81	51

- (2) Exceptions. Commercial Zoning District height limitations may be exceeded by the following:
- (a) Farm buildings and structures
 - (b) Chimneys

- (c) Church spires, belfries, cupolas and domes
- (d) Flagpoles, masts and aerials
- (e) Firehouse towers
- (f) Elevator shafts and cooling towers
- (g) Outdoor theater screens
- (h) Hospitals, provided that no hospital shall exceed a height of 55 feet, with additional height permitted for a roof pitch over 5:12 as provided above.

12.255 Access Requirements

- (1) Each commercial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute frontage for commercial lots. See Section 12.256 for Alternative Development Options.

12.256 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Commercial Zoning Districts.

- (1) RTC Development Standards. Articles 23 through 27 are to be supplemented by Article 21, RTC Development Standards.
- (2) Parking Lot Location in the CBD zone. In the CBD zone, all surface lots shall be located at the rear or side of the building. Where it is not possible to provide parking behind the building, parking may be located along the side of the building providing it comprises no more than 50% of the site frontage of the primary street. The Review Body may waive this requirement if the applicant demonstrates that parking in those locations would not allow reasonable use of the site due to lot configuration, physical site conditions, site access restrictions, or similar site constraints; would pose a risk to public safety by restricting visibility of the lot from the street; or that parking in front of the building would better implement the purpose of this district by, for instance, enabling shared parking or providing superior pedestrian access. Parking areas allowed in front of buildings shall, where possible, be located adjacent to an existing parking area to enable shared parking.
- (3) Building Orientation in the CBD zone. Buildings shall be set back no more than 10' from the property line facing a public or private street, except where parking is allowed in front of the building per Section 12.256(2). Minimum setbacks shall preserve intersection sight distance to ensure safe ingress/egress. A building's main entrance shall be oriented to a street or pedestrian-oriented plaza or park.

12.257 Alternative Development Options. Commercial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Variance, Article 6.

12.300 Industrial Zoning Districts

12.320 Purpose

12.321 Business Park District (BP). The purpose of the Business Park District is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts.

12.322 Industrial Park District (IP). The purpose of the Industrial Park District is to provide for light industrial uses in a campus-like setting. High Performance Development Standards assure compatibility among Industrial Park users and the compatibility with adjacent commercial and residential uses.

12.323 Industrial District (I). The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

12.330 Industrial Land Uses and Review Procedures

12.331 Land Use Review. Schedule 12-2 shows *both the specific and general* categories of land uses permitted in each Industrial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

12.340 Residential Uses in Industrial Zones

12.341 New Residential Dwelling Units. New residential dwelling units are not permitted in any Industrial Zone, except those units serving a direct industrial function, such as a watchman's cottage. In no case shall there be more than one such unit per industrial use or lot.

12.342 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Industrial Zones, provided there is no increase in density.

12.350 Industrial Base Development Standards

12.351 Purpose. The purpose of this Section is to provide the Base Development Standards for all industrial uses, regulating lot size, lot dimension, setbacks for structures on the lot, structure height and lot access.

12.352 Lot Requirements. Minimum lot size and dimensions, front, side and rear yards, and building setbacks shall be as given in Schedule 12-9:

Minimum Industrial Lot Requirements Schedule 12-9								
Zone	Lot Area	Lot Width in ft	Lot Depth in ft	Front Yard/ Bldg Setback in ft*	Exterior Side & Rear Yard/ Bldg Setback in ft*	Side Yard/ Bldg Setback in ft*	Rear Yard/ Bldg Setback in ft*	Max. Lot Coverage
BP	None	25	100	10	10	None	None	None
IP	None	25	100	20	10	15	20	50%
I	None	25	100	10	10	None	None	None

Legend:

- ft = Linear Feet
- Max. = Maximum Requirement; otherwise given as minimum requirement.
- * = See landscape and buffering requirements when adjacent to residential, commercial, and indoor industrial zones and uses of lesser intensity, or corner lots.

12.353 Height Requirements

(1) Maximum heights shall be as given in Schedule 12-10.

Maximum Industrial Height Schedule 12-10	
Zone	Maximum Building or Structure Height*
BP	45 ft.
IP	45 ft
I	45 ft.

* Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)	
Roof Pitch	Zone
	BP, IP, I
5:12 or less	45
more than 5:12 up to 6:12	47
more than 6:12 up to 7:12	49
more than 7:12 up to 8:12	51
more than 8:12 up to 9:12	53
more than 9:12 up to 10:12	55
more than 10:12 up to 11:12	57
more than 11:12 up to 12:12	59
more than 12:12	61

- (2) Exceptions. Industrial Zoning District height limitations may be exceeded by the following:
- (a) Farm buildings and chimneys
 - (b) Chimneys not exceeding 100 feet in height
 - (c) Flagpoles, masts and aerials
 - (d) Firehouse towers
 - (e) Elevator shafts and cooling towers

12.354 Access Requirements

- (1) Each industrial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute access for industrial lots. See Section 12.356 for Alternative Development Options.
- (3) Retail trade uses proposed to locate in the Business Park Zone must demonstrate adequate street capacity as per the City's Traffic Management Plan.

12.355 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Industrial Zoning Districts.

12.356 Alternative Development Options. Industrial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Minor Variance, Section 6.020.
- (3) Major Variance, Section 6.030.

12.400 General Exceptions to Setback Requirements

All buildings and structures shall meet the minimum setbacks or separations of this code, except as provided elsewhere in this Code or as follows:

- (1) Architectural features and mechanical equipment attached to the building, such as an eave, balcony, chimney, or window air conditioning unit, may extend up to two feet into a required setback. A fire resistant gutter may extend an additional three inches into a required setback.
- (2) Structures less than six feet high, including railings, may be placed in an interior yard, provided a three foot wide exiting path is maintained as required by the applicable Building Code, and provided the yard is not a required buffer strip per Section 23.034, or a stream corridor setback as per Section 24.340.
- (3) Uncovered porches, decks, stairways, and ramps may encroach up to five feet into a required exterior yard, except that no such structure shall be less than eight feet from a right-of-way line.
- (4) Public utilities such as transformers, utility poles, pump stations, irrigation structures, and reservoirs are not subject to setback requirements.
- (5) Structures less than three feet high may be placed in a required exterior yard, provided not more than 10 percent of the yard area is covered by such structures.
- (6) Hand rails and protective railings may be located within an exterior yard provided they are not more than six feet above grade.
- (7) Signs as permitted in Article 26 and fences as in Section 23.037 may be located in a required yard.
- (8) Retaining walls may be installed as necessary due to topography.
- (9) No items for sale or storage shall be placed within an existing exterior yard or required landscaped area.
- (10) Nothing listed above shall be construed to allow any structure to be constructed over or to extend over a property line.

12.410 Installation of Structure in Public Right-of-Way

No structure shall be installed in a public right-of-way without permission from the agency responsible for the right-of-way and the City of Grants Pass.

REVISIONS

DATE	ORD #
8/1/84	4518
12/19/84	4528
10/19/94	4810
1/3/96	4853
2/7/96	4849
3/6/96	4848
3/6/96	4853
3/20/97	4883
11/9/98	4950
9/4/02	5152
8/6/03	5186
12/17/03	5205
2/4/04	5213
4/20/05	5285
4/20/05	5286
4/16/08	5442
5/6/09	5487
5/20/09	5489
3/7/12	5551
1/16/13	5567
9/17/14	5619
9/17/14	5621
11/12/14	5630
12/3/14	5632
12/16/15	5666
4/20/16	5679
6/7/17	5714
6/6/18	5735