

ORDINANCE NO. 2014-160

AN ORDINANCE adopting the Master Plan for the Commercial Core as a component of the Southeast Overlay District for the Southeast Plan area and amending Sections 10.372 through 10.385 of the Medford Code.

WHEREAS, the Southeast Plan was originally incorporated into the Comprehensive Plan as part of the General Land Use Plan Element in 1998 and was further refined in December 2004 following the adoption of the Medford Transportation System Plan (TSP) in November 2003; the TSP designated the Southeast Village Center as a Transit Oriented District (TOD) and directed the City to complete and adopt plans and standards for designated TOD areas; and

WHEREAS, between September 2010 and March 2013 the City and property owners worked through a process of developing a master plan, and amending the Comprehensive Plan and the Municipal Code to allow adoption of the proposed plan; and

WHEREAS, in June 2012 City Council voted to initiate Comprehensive Plan and Code amendments to allow for the adoption of the proposed Plan and reviewed recommendations made by the Southeast Committee during a joint City Council/Planning Commission study session in November 2012; and

WHEREAS, the City Council then directed staff to proceed with the proposed Comprehensive Plan and Code amendments and further directed staff to proceed with adoption of the Plan with a requirement that a TIA be completed to demonstrate that a roundabout intersection as proposed in the Plan would operate properly at that location and in March 2013, Council approved enabling legislation to allow for adoption of the Plan; and

WHEREAS, in November 2014 the Southeast Master Plan (Plan) and associated municipal code items were presented before the Planning Commission which determined that the proposal met all applicable criteria but failed to meet the expectations of the Neighborhood Element of the Comprehensive Plan, therefore, the Commission made two separate motions: (1) a motion was passed 4-1 to recommend denial of the SE Master Plan, and (2) a second motion was passed 5-0 to recommend approval of the SE Master Plan's associated municipal code amendments; now, therefore,

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

A. The Master Plan for the Commercial Core as a component of the Southeast Overlay District for the Southeast Plan area is hereby adopted and is on file in the Planning Department.

B. Sections 10.372 through 10.385 of the Medford Code are amended to read as set forth below.

SECTION 1. Section 10.372 of the Medford Code is amended to read as follows:

10.372 General Land Use Plan Map ~~And~~ and Southeast Plan Map Consistency, S-E.
 Within the S-E Overlay District, the Medford General Land Use Plan (GLUP) Map is further refined by the Southeast Plan Map adopted as part of the *Medford Comprehensive Plan*. Within the S-E Overlay District, the Southeast Plan Map shall determine GLUP Map consistency for purposes of zoning and zone changes. See Figure 10.372 for the location of the Southeast Village Center, the Commercial Center (Areas 7A and 7B), and the Commercial Center Core Area (Area 7A). The zoning district(s) with which each Southeast Plan land use category is consistent and their permitted residential density ranges are set forth in Section 10.373.

SECTION 2. Section 10.373 of the Medford Code is amended to read as follows:

10.373 General Land Use Plan Map, Southeast Plan Map, Zoning, and Residential Density, S-E.
~~1A. General Land Use Plan Map Designations, Southeast Plan Map Land Use Categories, Zoning, and Residential Density:~~

The ~~Sub sub-Areas areas~~ areas, General Land Use Plan Map designations, Southeast Plan Map land use categories, zoning, and residential densities permitted in the S-E Overlay District are provided in Table 10.373. See Figure 10.373 for the location of Southeast Plan Map ~~Sub sub-Areas areas~~.

2B. Special Residential Density Provisions for the S-E Overlay District.

A1. Minimum permitted residential density is ~~five (5.0)~~ units per acre in SFR-10 for the portion(s) of a development where dwellings receive sole vehicular access from an alley.

B2. Maximum permitted residential density is ~~thirty-six (36.0)~~ units per acre in MFR-30, ~~C-S/P (7B), and C-C (7A)~~, plus the ~~twenty percent (20%)~~ density bonus permitted in a PUD, ~~and mixed-use buildings as defined herein shall have a maximum density requirement of sixty (60) units per acre within the Commercial Center (7A and 7B)~~. Within the ~~Commercial Center Core Area (7A)~~, residential development shall conform to Section 10.378 (3).

TABLE 10.373: Southeast Sub-Area, General Land Use Plan Map, Southeast Plan Map, Zoning, and Residential Density

Sub-Area	General Land Use Plan Map Designation	Southeast Plan Map Land Use Category ¹	Permitted Zoning	Permitted Residential Density Range DU/ac ³ (PUD Du/Ae) ⁴
1	UR	Estate Lot	SFR-2	0.8 to 2.0 (2.4) ⁴
2, 16, 17, and 20	UR	Standard Lot	SFR-4 or SFR-6	2.5 to 6.0 (7.2) ⁴
6, 11, and 15	UR	Small Lot	SFR-10 with alleys ²	5.0 to 10.0 ² (12.0) ⁴
			SFR-10 without alleys	6.0 to 10.0 (12.0) ⁴

4 and 13	UMDR	Rowhouse	MFR-15	10.0 to 15.0 (18.0) ⁴
3, 5, 10, 12, and 14	UHDR	High Density	MFR-20	15.0 to 20.0 (24.0) ⁴
			MFR-30	20.0 to 36.0 (43.2) ⁴
7A	Commercial	Commercial Center Core	C-C	20.0 to no limit See 10.708(c) Mixed Use Buildings only⁵
7B	Service Commercial	Commercial Center – Service/Office	C-S/P	20.0 to no limit See 10.708(c) 20.0 to 36.0 (43.2) ⁴ 60.0 ⁵
8 and 18	Parks and Schools (UR Underlying)	School	SFR-4 or SFR-6	Not Applicable
9, 19, and 21	Parks and Schools (UR Underlying)	Park	SFR-4 or SFR-6	Not Applicable
See SE Plan Map	Greenway	Greenway	Any	Not Applicable

Table Footnotes:

¹ Southeast Plan Map land use categories are derived from the study entitled *Southeast Medford Circulation & Development Plan*, August 1995, as amended.

² Special density provisions for SFR-10.

³ DU/ac = Dwelling units per acre.

~~⁴ The maximum residential densities with the twenty percent (20%) increase permitted by Section 10.230(1)(2) for PUDs are shown in parentheses.~~

~~⁵ Mixed-use buildings in the Commercial Center shall not exceed a maximum of sixty (60) du/ac. [10.373(2)]~~

~~3. Zone Changes in Commercial Center Core Area (7A).~~

~~The City shall not accept an application for a zone change within the Commercial Center Core Area (7A) until the City has adopted a Commercial Center Core Area (7A) Master Plan, in conformance with Section 10.374 (4).~~

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SECTION 3. Section 10.374 of the Medford Code is amended to read as follows:

10.374 Planned Unit Development and Master Plan Requirements, S-E.

A. Planned Unit Development.

1. ~~Planned Unit Development Requirements.~~

~~Except for properties within Southeast Plan land use areas 1, 2, 7A, 16, 17, 18, 19, and 20; for proposed institutional uses that require a Conditional Use Permit; or as otherwise exempted by the S-E Overlay District, a~~ All new developments consisting of one ~~(1)~~ or more acres shall require approval of a Planned Unit Development pursuant to Sections 10.230 through 10.245 and all applicable provisions of the S-E Overlay District. ~~Proposed PUDs that are not required by this section must be at least one (1) acre in size.~~ Regardless of the size of the property or number of dwellings, all zone change applications for projects in the Commercial Center (Area ~~7A and 7B~~) shall be accompanied by a Preliminary PUD Plan application.

2. Exemptions. The following shall not require a PUD: ~~Planned Unit Development Exemptions.~~

- a. ~~Projects consisting of less than one (1) acre, and/or~~
- b. ~~non-~~ Mixed-use residential projects of fewer than four (4) dwellings, or
- c. **Projects that lie within the Southeast Plan land use areas 1, 2, 7A, 16, 17, 18, 19, or 20; or**
- d. **Institutional uses that require a Conditional Use Permit; or**
- e. **Projects that are otherwise exempted by the S-E Overlay District. (e.g., lot line adjustment, partition, single dwelling, duplex, triplex, or two [2] or three [3] unit townhouse) shall not require a PUD.**

3. ~~Planned Unit Development Approvals.~~

In approving PUD applications for projects within the S-E Overlay District, the Planning Commission shall find that the application conforms to the S-E Overlay District standards. The Planning Commission may grant modifications of City standards, including provisions of the S-E Overlay District, under Section 10.230(D), except for height standards in Section 10.375(3) and the prohibited uses in Section 10.378(4).

B. Master Plan.

41. Commercial Center Core Area (Area 7A) Master Plan.

~~The adopted Southeast Village Commercial Center Core Area (7A) Master Plan, adopted by the City Council, shall governs design and development within the area designated (“7A”) “(Commercial Center Core Area)” on the Southeast Plan Map. (See see Figure 10.372).~~ All zone changes, PUDs, other land use actions, and permits within the Commercial Center Core Area (7A) shall conform to the Master Plan. The Master Plan, at a minimum, shall contain the following elements:

- a. Provision for retail commercial uses on both sides of Stanford Avenue.
- b. Pedestrian and bicycle circulation plan.
- c. Barnett Road shall be developed to Major Arterial street standards from North Phoenix Road east 250-feet. From ~~two hundred fifty (250)~~ feet east of the intersection of North Phoenix Road and Barnett Road, to the easterly boundary of the Commercial Center Core Area (7A), Barnett Road shall be developed to Minor Arterial street standards.
- d. Special street design standards for the main street, Stanford Avenue, that include on-street

parking, sidewalks of at least ~~twelve~~ (12) feet in width on both sides of Stanford Avenue, street trees, and no planter strips.

* * *

(8) At least three ~~(3)~~ operating building entrances per block and at least one ~~(1)~~ per building on streets where on-street parking is permitted.

(9) All buildings along Stanford Avenue shall be two-story buildings, or have the appearance of a two-story building.

* * *

52. The ~~S-E Commercial Center Core Area (7A) Master Plan shall be~~ is incorporated by reference as part of the ~~Medford Land Development this Code Chapter~~ for the S-E Overlay District, and shall be as much a part of ~~this Ordinance the Municipal Code~~ as if all were fully described herein. Development within the ~~Commercial Center Core Area (7A)~~ shall be approved by the Site Plan and Architectural Commission only if it can be found to be consistent with the adopted Master Plan. Development within the ~~Master Plan Area (7A)~~ that is not consistent with the adopted Master Plan, regardless of size, shall be approved only when a PUD has been approved by the Planning Commission.

A development shall be found to be consistent only if:

a. The proposed development is consistent with all Code standards unless superseded by Master Plan Sector Design and Development standards, in which case the development shall comply with applicable Sector Design and Development Standards.

b. Revisions are limited to the following:

i. The building envelope is not increased or decreased by more than ~~ten percent~~ (10%) of the envelope shown on the Master Plan.

ii. Plazas are not smaller than ~~ninety percent~~ (90%) of proposed size on Master Plan;

iii. If the location of a building is altered, it does not impair the safety of on-site—pedestrian and vehicular circulation.

SECTION 4. Section 10.375 of the Medford Code is amended to read as follows:

10.375 Special Lot Coverage, Building Setbacks, Building Height Standards, S-E.

A. ~~Maximum Lot Coverage.~~

~~The S-E Overlay District modifies the lot coverage standards of the underlying zones as follows:~~

~~a(1): Maximum lot coverage by roofed structures is forty percent (40%) for lots in the SFR-2 zone, forty five percent (45%) for lots in the SFR-4 and SFR-6 zones, and fifty percent (50%) for lots containing single-family residences in the SFR-10 zone. These percentages may be exceeded if the footprints of the structures on a lot do not exceed 2,000 square feet.~~

~~For the purposes of calculating lot coverage in the S-E Overlay District, outdoor swimming pools are considered structures only if located beneath or within a structure.~~

~~b(2): Maximum lot coverage by structures is increased by ten percent (10%) for single-family lots that contain an accessory dwelling unit (ADU).~~

~~e(3): Front porches, canopies, awnings, porticos, arcades, and similar pedestrian weather protection features, when abutting adjacent to a street or abutting a public plaza, as defined herein, and measuring not less than six (6) feet in depth and six (6) feet in width are exempt from maximum~~

lot coverage calculations.

(4) For commercial zones there is no restriction on lot coverage.

2B. Building Setbacks.

The S-E Overlay District modifies the building setback standards of the underlying zones as follows:

~~_____~~ a.(1) The minimum front yard setbacks in all residential zones are ~~fifteen (15)~~ feet for building walls and ~~twenty (20)~~ feet for garage entrances, except that side-loaded garages (where ~~the garage door is perpendicular~~ vehicular access to the street is parallel to the street) may be set back ~~fifteen (15)~~ feet. Front porches, canopies, awnings, porticos, arcades, patio walls (if the patio wall is constructed of stucco, brick, stone/faux stone, or a similar finish and does not exceed ~~five and a half~~ {5½} feet in height), and similar architectural projections may be placed within ~~nine (9)~~ feet of the front property line, provided that they do not encroach onto any public utility easement.

~~_____~~ b.(2) The minimum rear yard setbacks for garage entrances having alley access are as follows:

~~(1)~~(a) ~~Twenty-four feet from the garage door to the opposite side of the alley;~~ ~~Eighteen (18) feet for a garage with head-in parking on the driveway apron;~~

~~(2)~~(b) ~~Four (4)~~ feet for a side-loaded garage (where ~~the garage door is perpendicular to the street~~ vehicular access to the alley is parallel to the alley);

~~(3)~~(c) ~~Eight (8)~~ feet for a garage having parallel parking only or no parking between the garage entrance and the alley.

~~_____~~ e.(3) Setbacks of the underlying zones are also modified by the following sections of the S-E Overlay District:

~~(1)~~a) Special design standards for attached housing (Section 10.376);

~~(2)~~b) Special design standards for Southeast Village Center (Section 10.377);

~~(3)~~c) Special fencing standards (Section 10.382).

~~(4)~~d) Standards for development in or adjacent to Greenways (Section 10.384);

~~(5)~~e) Standards for development abutting Arterial or Collector streets (Section 10.383).

3C. ~~Maximum~~ Building Height.

Building height shall be measured pursuant to Section 10.705 and standards established in Article V shall apply except as follows:

~~_____~~ a.(1) Within the ~~Commercial Center Core Area (7A)~~, the maximum allowable building height is ~~forty five (45)~~ feet, except that the maximum building height may be increased to ~~sixty (60)~~ feet for residential development in mixed-use buildings as described in Section 10.378(3).

~~_____~~ b.(2) In Area 7B, the maximum allowable building height is ~~forty five (45)~~ feet, except ~~thirty five (35)~~ feet if within ~~one hundred fifty (150)~~ feet of a residential ~~GLUP zoning district~~ or ~~Special Area Plan designation~~.

~~_____~~ c. ~~The maximum allowable height for the remainder of the Southeast Overlay District is thirty five (35) feet.~~

SECTION 5. Section 10.376 of the Medford Code is amended to read as follows:

10.376 Special Design Standards ~~For~~ Attached Housing, S-E.

Except as provided in Section 10.377 for the Southeast Village Center, the following standards apply

to attached housing types (townhouses, multiple-family, duplexes, and other attached dwellings) in the S-E Overlay District.

1. Primary Dwelling Entrances.

Primary dwelling entrances shall face a street, or face a **court/courtyard**, breezeway, or lobby that is visible from and connected to the street sidewalk. For group quarters or a residential facility, such as a congregate or retirement facility, one ~~(1)~~ primary entrance must meet this requirement. ~~For purposes of this Section, a "courtyard" is an enclosed yard through which pedestrian access is provided to a building.~~

2. Garages.

Every attached dwelling unit shall be provided with at least one ~~(1)~~ parking space in an enclosed garage. **There shall be recorded a restrictive covenant that runs with the land to assure that garages shall be maintained in such a way that they can and will be used for vehicular parking in numbers they were designed to serve.**

a. For group quarters (per Section 10.314~~((5)))~~) or residential facility, such as a congregate or retirement facility, at least half of the parking required pursuant to Section 10.743 for the residents shall be served by enclosed garages. ~~There shall be recorded a restrictive covenant that runs with the land to assure that garages shall be maintained in such a way that they can and will be used for vehicular parking in numbers they were designed to serve.~~

b. Garages shall meet one of the standards in (i~~a~~) through (iii~~e~~) below, and shall additionally meet both (iv~~d~~) and (v~~e~~) below:

a.i. The garage is accessed via an alley or internal drive (required for groups of two ~~(2)~~ or more free-standing garages); or

ii~~b~~. Garage door(s) ~~shall~~ be provided and ~~shall~~ be flush with the front or street side building elevation, ~~shall~~ not exceed ~~five percent (50%)~~ of the entire front or street side building elevation, and ~~shall~~ be constructed of materials that are compatible with the appearance of the primary building that the parking is intended to serve; or

iii~~e~~. Garage door(s) ~~shall~~ be set back from the front or street side building elevation or from a covered porch by at least six ~~(6)~~ feet. To meet this standard, the front or street side building elevation and/or porch must account for at least ~~thirty percent (30%)~~ of the length of the building facing the street.

iv. **Carports and other surface parking covers are not permitted.**

~~d. Carports and other surface parking covers are not permitted.~~

e~~v~~. Groups of two ~~(2)~~ or more freestanding garages on a single lot shall be set back from adjacent streets by at least ~~twenty (20)~~ feet. Frontage landscaping shall be provided to create a visual buffer between group(s) of freestanding garages and adjacent streets.

[Amd, Sec. 2, Ord. No. 2004-258, Dec. 16, 2004; Amd. Sec. 5, Ord. No. 2008-247, Dec. 4, 2008.]

SECTION 6. Section 10.377 of the Medford Code is amended to read as follows:

10.377 Special Design Standards ~~For~~ for Southeast Village Center.

The following design standards apply to the Southeast Village Center.

1. Building Orientation (Build-to Lines).

At least ~~fifty percent (50%)~~ of the length of the ~~ground-ground-level~~, street-facing façade of a building must be located at the minimum street setback line or abut a public plaza, as defined herein, that adjoins a street. No structure, driveway, or motor vehicle parking area may be closer than the minimum street setback line, except where provided for direct vehicle access to the street, and except for fences and patio walls under Section 10.375(2)(a) and Section 10.382.

2. Building Setbacks.

The S-E Overlay District modifies the building setback standards of the underlying zones in the Southeast Village Center. **Commercial Center Core (Area 7A) contains special setback standards provided by the Commercial Center Core Area Master Plan. as follows:**

**Table 10.337-1
Building Setbacks for Southeast Village Center**

Setback Standards	SFR-10	MFR	C-S/P
Minimum Front Yard Building Setback	15 feet	NA	NA
Minimum Street Side Yard Building Setback	10 feet	NA	NA
Maximum Street or Public Plaza Setback	20 feet	15 feet	15 feet

~~a. SFR-10 Zone zoning district. The minimum front yard setback is fifteen (15) feet; the minimum street side yard setback is ten (10) feet, and the maximum street or public plaza setback is twenty (20) feet;~~

~~b. MFR and C-S/P Zones zoning districts. There is no minimum front or street side yard setback, and the maximum street or public plaza setback is fifteen (15) feet;~~

~~c. Commercial Center Core Area (Area 7A). Special setback standards, if any, will be are provided by the Commercial Center Core Area Master Plan.~~

3. Primary Building Entrances.

Buildings in the Southeast Village Center shall provide entrances that conform to the following standards:

a. Commercial, institutional, and the non-residential portion of mixed-use buildings shall have a primary building entrance that either faces an adjacent street or is placed at an angle of up to ~~forty five degrees (45°)~~ degrees from an adjacent street, measured from the property line abutting the right-of-way. Buildings adjacent to, or within ~~two hundred (200)~~ feet of a transit stop or station shall orient a primary building entrance to face the stop or station.

b. When located at the intersection of two ~~(2)~~ streets, ~~thea~~ commercial, institutional, and the non-residential portion of a mixed-use building shall do one ~~(1)~~ of the following:

(1) Provide two ~~(2)~~ primary building entrances, one ~~(1)~~ facing each street; or

(2) Orient one ~~(1)~~ primary building entrance to both streets by placing the entrance at the street corner; or

(3) Place one ~~(1)~~ primary building entrance facing one ~~(1)~~ street that it is not more than ~~twenty (20)~~ feet from either street ~~measured from the property line abutting the right-of-way.~~

c. Residential buildings, except for detached single-family residences, shall conform to the standards in (a) and (b), or provide a pedestrian walkway for access to transit stops or stations

meeting the provisions of Sections 10.775 and 10.776. Detached single-family residences shall provide a primary entrance facing one ~~(1)~~-adjacent street. A primary building entrance for a residential building may face a porch or patio that is located between the building and street.

4. ~~Ground~~-Ground-Floor Windows.

Commercial, institutional, and the non-residential portion of mixed-use buildings shall provide ~~ground~~-ground-floor windows on street-facing sides that conform to the following standards:

a. ~~Ground~~-Ground-floor windows shall cover at least ~~fifty percent~~ (50%) of the horizontal length and at least ~~twenty-five percent~~ (25%) of the ground floor wall area of all building facades that face a street or public plaza. This requirement does not apply to the walls of residential units, nor to the walls of parking structures when set back at least ~~ten~~ (10) feet and screened with landscape materials in conformance with Section 10.797.

b. Required window areas must be either transparent windows that allow views into working areas or lobbies; pedestrian entrances; or transparent display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows must be no more than four ~~(4)~~-feet above the adjacent exterior grade. Only clear or lightly tinted glass in windows, doors, and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.

5. Windows on Street-Facing Facades on Residential Buildings.

At least ~~fifteen percent~~ (15%) of the area of each façade on all floors or stories that face a street on all residential buildings or residential portion of a mixed use building must be windows, primary building entrance doors, porches, balconies, and/or a similar visual or physical access way for natural surveillance of the street. Windows used to meet this standard must allow views from the building to the street. Glass block and similar sight-obscuring surfaces do not meet this standard. Windows in garage doors and garage walls ~~apply~~ ~~count~~ toward meeting this standard.

6. Landscaping and Pedestrian Amenities.

a. The following is the minimum amount of landscaped open space required within the Southeast Village Center:

(1) SFR-10 ~~zoning district~~: ~~twenty percent~~ (20%) of the project site area. ~~This requirement, except~~ does not apply to detached single-family residential uses.

(2) MFR ~~zoning district~~ ~~zones~~: ~~fifteen percent~~ (15%) of the project site area;

(3) C-C ~~zoning district~~ ~~zone~~ (Area 7A): ~~ten percent~~ (10%) of the project site area. ~~if any remains.~~

(4) C-S/P (Area 7B) and other ~~zoning districts~~ ~~zones~~ not listed in ~~(1)~~ through ~~(3)~~ above: ~~twenty percent~~ (20%) of the project site area. ~~if any remains.~~

b. Notwithstanding Section 10.797, all land between buildings and/or other structures and the right-of-way shall be treated with a combination of landscaping and hard surfacing for use by pedestrians. Subject to City review and approval, extra-wide public sidewalks may provide for pedestrian amenities such as benches, drinking fountains, and/or other design elements (e.g., public art, planters, and kiosks). Weather-protection elements such as awnings, canopies, porticos, covered entrances, porches, covered seating (e.g., bus waiting areas), and/or similar elements may encroach into a required setback or the public right-of-way when approved through Site Plan and Architectural Review or as part of a PUD.

SECTION 7. Section 10.378 of the Medford Code is amended to read as follows:

10.378 Special Standards ~~For~~ Commercial Center (Areas 7A and 7B), S-E.

The S-E Overlay District modifies the provisions of the underlying zoning districts ~~zones~~ in the Commercial Center (Areas 7A and 7B) as follows:

1. **Outdoor Uses.**

Except as provided in (a) through (c), all uses, activities, sales, merchandise, and the stockpiling and storage of equipment and materials shall be entirely within an enclosed building. The following uses may be outside an enclosed building:

- a. Outdoor eating areas pursuant to Section 10.833 and sidewalk cafes in the public right-of-way pursuant to Section 10.358(1)(c);
- b. Temporary outdoor sales of merchandise pursuant to Section 10.831;
- c. Temporary uses and structures pursuant to Section 10.840;
- d. Parks, playgrounds, greenways, outdoor performing arts facilities, outdoor sports facilities, plazas, pedestrian malls, and news racks in conformance with Chapter 6 of the Code.

-2. **Drive-Through Retail and Service Windows.**

Drive-through retail and service windows are limited to **three sites in the Commercial Center Core Area (7A)** ~~for three sites, one~~ designated ~~as one~~ for a pharmacy, one for a bank, and one for a credit union. These three uses shall conform to the following standards and other appropriate conditions imposed by the approving authority.

- a. Drive-throughs and service windows shall be architecturally integrated ~~(attached) to~~ with all buildings.
- b. Drive-throughs and service windows shall not be located on the street side of **the building**, ~~an internal street; they can be off an internal street.~~

3. **Residential Uses in Commercial Center Core Area (7A).**

Residential uses and group quarters are subject to the provisions of the Commercial Center Core Area (7A) Master Plan, and not more than ~~twenty percent~~ (20%) of the gross floor area on a project site may consist of ground floor residential or group quarter uses. Residential and group quarter uses may be located above a ground-floor commercial or institutional use, subject to the building height standards provided in Section 10.375(3).

4. **Prohibited Uses.** Notwithstanding Section 10.337, the following uses are not permitted in the Commercial Center (Areas 7A and 7B) and cannot be permitted through a PUD approval:

SIC No. *	Commercial Center Prohibited Uses
NA	Drive-through retail and service windows except as designated on the approved Commercial Center Core Area (7A) Master Plan for three buildings and permitted per Section 10.378(2).
SIC 551, 552, 555, 556, 557, 559, 751, 753, 754	Motor vehicle sales and repair (including, but not limited to, autos, trucks, boats, RVs, and airplanes)

SIC-271	Newspaper Printing Facilities
SIC-5541	Gasoline Service Stations, Fueling Stations, and Charging Stations
SIC-6553	Cemeteries and Mausoleums
SIC-7218	Industrial Laundries
SIC-7692	Welding Shops
SIC-7699	Agricultural Equipment Repair, Engine Repair, Industrial Truck Repair, and Septic Tank Services
SIC-7948	Outdoor Race Tracks
SIC-9223	Correctional Institutions

* The SIC numbers correspond to the Standard Industrial Classification (SIC) Code _____ numbers found in Section 10.337.

5. Business Size Limitations in ~~Commercial Center Core Area (7A).~~

~~a.~~ The maximum gross floor area of any one ~~(1)~~ business use shall be 50,000 square feet in accordance with Section 10.328.

6. Off-Street Motor Vehicle Parking.

a. Except for residential and group quarters uses, there shall be no requirement to supply a minimum number of off-street motor vehicle parking spaces in Areas 7A and 7B. ~~the Commercial Center.~~

b. Except for residential and group quarters uses, the number of off-street motor vehicle parking spaces provided for each use in ~~the Commercial Center Core Area (7A)~~ shall not exceed ~~one hundred percent (100%)~~ of the minimum standard for the subject use.

7. Pedestrian Amenities. At least ten percent of any developed site area with

~~For every ten (10) square feet of site area developed with~~ commercial, institutional, residential, and/or mixed-use development, ~~at least one (1) square foot of area shall be~~ devoted to pedestrian amenities. These may include amenities provided by the developer on public property or right-of-way with City authorization. Pedestrian amenities may include, but are not limited to, public and/or private plazas, outdoor seating, pocket parks, transit waiting areas and facilities, extra-wide sidewalks (wider than minimum City standard) with street furnishings (e.g., seating, fountain, public art, information kiosk, sidewalk vending where permitted, and similar furnishings). This ratio may be reduced or waived for projects that provide parking structures for multiple users, subject to City approval and recorded shared parking agreement.

8. Bicycle Parking.

The amount of bicycle parking provided within ~~the Commercial Center Core Area (7A)~~ shall be ~~two times~~ twice the amount required by Section 10.4748 "Bicycle Parking Standards".

SECTION 8. Section 10.379 of the Medford Code is amended to read as follows:

10.379 Streetscape, Planter Strip, ~~And~~ and Street Tree Standards, S-E.

Within the S-E Overlay District, streetscape features, planter strips, and street trees shall be

improved and/or installed as provided in ~~(1) through (6)~~ below.

1. Streetscape and Planter Strip Plan Required.

A Streetscape and Planter Strip Plan shall be submitted as part of an application for a Land Division, Preliminary PUD Plan, Transportation Facility, Site Plan and Architectural Review, or Conditional Use Permit, except when the project site has no public or private street frontage, or a Streetscape and Planter Strip Plan has been previously approved for the site frontage. The approving authority shall approve, conditionally approve, or disapprove the Plan after review and recommendations from City staff.

a. Plan Content. The form and number of copies of the Streetscape and Planter Strip Plan shall be as set forth in the application materials on file in the Medford Planning Department. The Plan shall include details regarding the proposed design of the entire area between the curb and the property line, including sidewalks, landscaping, street trees, street lights, utility poles, traffic signals, and transit stops. It shall acknowledge that an appropriately designed automatic underground irrigation system will be provided per 10.780. The street trees indicated in the Plan shall meet the requirements in (2) through (6) of this Section. Street lighting indicated in the Plan shall meet the requirements of Section 10.380. The Plan shall also include streetscape features, ~~such as traffic calming measures~~, required by any adopted Neighborhood Circulation Plan, Commercial Center Core Area Master Plan, special area plan, or other adopted plans.

b. Landscaping Installation and Continued Maintenance. Except for planter strips and medians in Arterial streets, and for medians in Collector streets, installation and maintenance of the approved landscaping, including street trees, shall be a continuing responsibility of the owners of the abutting property or another responsible entity and shall be assured through CC&Rs, property owner association agreements, or the conditions of approval for PUDs, Site Plan and Architectural Reviews, or Conditional Use Permits.

2. Street Trees and Right-of-Way Landscaping Required.

Street trees and right-of-way landscaping shall be planted and maintained along all public or private streets as a condition of any of the following actions. ~~Trees on private and public property are also regulated elsewhere in this Code, including in Sections 6.700 through 6.750.~~

- a. As a condition of approval for any subdivision, land partition, or PUD; or,
- b. As a condition of approval for any development requiring Site Plan and Architectural Review; or,
- c. As part of the project when Arterial and Collector streets dedicated, or intended to be dedicated, for public use are constructed or improved ; or,
- d. As a condition for a permit to remove a street tree when replacement is required.

3. Street Tree Spacing Standards.

Street trees, ~~where where they are~~ within or abutting residential ~~zones-zoning districts~~ on the same side of the street, ~~street trees shall be installed to provide not less than a one hundred percent (100%) canopy cover over the sidewalk at the time of tree maturity.~~ Street trees, when they are ~~Within within~~ or abutting commercial ~~zones-zoning districts~~ on the same side of the street, ~~street trees shall be installed to provide not less than a seventy percent (70%) canopy cover over the sidewalk at tree maturity.~~ Canopy cover shall be based on tree maturity and growth habit data provided in the *Official List of City of Medford Approved Street Trees*, a copy of which is on file in the City of Medford Parks Department. Street trees shall not be located within ~~twenty (20)~~ feet of the

corner of an intersection of two ~~(2)~~ streets measured at the curb line. Where trees are required in on-site street frontage landscaping pursuant to Section 10.797, street trees located in the right-of-way may be counted towards this requirement on a ~~one-one-to-one (1:1)~~ basis at the discretion of the approving authority.

4. Street Tree Types; Minimum Tree Size.

a. Appropriate tree species, variety and cultivars shall be selected from the ~~Official List of~~ City of Medford's *Selected Approved Street Trees List*, a copy of which is on file in the City of Medford Parks Department.

The approving authority shall consider tree type selections based on the following:

- (1) Maximizing tree canopy size at maturity to provide maximum shading.
- (2) Avoiding conflicts with utilities, street lighting, and traffic visibility.
- (3) Meeting unique site aesthetic considerations.
- (4) Ensuring tree type diversity within a ~~multi-block-area~~.

b. New street trees shall have a minimum trunk diameter of two ~~(2)~~ inches measured ~~twelve (12)~~ inches from the ground.

5. Location of Street Trees.

a. Street trees shall be planted within the planter strips located between the curb and the sidewalk, no closer than three ~~(3)~~ feet from the curb line. For those commercial areas where no planter strips are planned, tree wells with grates shall be used, the design of which shall be as approved in the Streetscape and Planter Strip Plan.

b. If no planter strip or tree wells exist, required street trees may be planted within the street right-of-way, or on private property, subject to the following conditions:

(1) The street trees may be planted between the edge of the street improvements and street right-of way line provided that the tree is no closer than three ~~(3)~~ feet from the planned curb line and not within a planned sidewalk.

(2) For any street tree planted within a public utility easement, a deed restriction shall note that tree replacement due to utility work is the responsibility of the property owner.

(3) Any street tree planted within six ~~(6)~~ feet of or inside a public street right-of-way, or in a public utility easement, shall be planted with a City-approved root controlling design.

(4) When necessary, the street trees may be planted on private property not more than ~~ten (10)~~ feet back from the street right-of-way line. When required street trees are planted on private property, deed restrictions shall be recorded indicating that such trees are subject to the same City of Medford regulations as street trees within a public right-of-way.

6. Timing for Installing Street Trees and Right-of-Way Landscaping; Security to Guarantee Installation.

a. Single-Family Residential Development. The installation of sidewalks, planting of street trees, and landscaping of planter strips in the right-of-way may be deferred for new single-family development until dwellings are constructed. In such cases where sidewalks, street trees and landscaping are deferred, the developer shall enter into an agreement with the City to ensure compliance according to Sections 10.666 ~~and~~ 10.667. Sidewalks, street trees, and landscaping of planter strips conforming with the approved Streetscape and Planter Strip Plan shall be installed prior to issuance of Certificate of Occupancy.

b. Multiple-Family Residential, Commercial, and Institutional Development. Street trees and

planter strip landscaping conforming with the approved Streetscape and Planter Strip Plan, Landscape Plan and this Section shall be planted in conjunction with new multiple-family residential, commercial, and institutional development. As a condition of PUD, Site Plan and Architectural Review, or Conditional Use Permit approval, the developer shall enter into a written agreement pursuant to Sections 10.666 and 10.667.(A) to ensure compliance with this Section.

SECTION 9. Section 10.380 of the Medford Code is amended to read as follows:

10.380 Street Lighting Standards, S-E.

1. Public Streets.

For public streets within the S-E Overlay District, street lighting and pedestrian-scale street lighting meeting the design and improvement standards specified for the S-E Overlay District within the *City of Medford Street Lighting Standards and Specifications*, a copy of which is on file in the Medford Public Works Department, shall be installed as follows:

a. At least one ~~(1)~~ streetlight shall be installed at each street intersection and at any pedestrian street crossing other than at street intersections.

b. Pedestrian-scale street lights shall be installed on both sides of lower-order streets at least every ~~eighty (80)~~ feet within the planter strips, or, where planter strips are not required, located within the street right-of-way at locations agreed upon by the Director of the Medford Public Works Department or designee. For Collector and Arterial streets, the use and location of pedestrian scale streetlights shall be as determined by the approving authority in the development review process.

c. Streetlights and pedestrian-scale streetlights shall be designed or shielded so as to prevent light from being emitted above the fixture.

d. The location of streetlights and pedestrian-scale streetlights shall be coordinated with streetscape and planter strip or street tree planting plans where required or utilized.

e. The operation and maintenance costs for the pedestrian-scale street lighting shall be charged to the benefiting property owners through establishment of a utility fee.

2. Private Streets.

For private streets within the S-E Overlay District, street lighting and pedestrian-scale street lighting shall be installed in accordance with (1), unless the PUD approval authorizes a modification. Legal documents shall be submitted in a form acceptable to the City Attorney prior to recording in the official records of Jackson County that assure that the street lighting and pedestrian-scale street lighting systems will be perpetually maintained and operated by individual property owners, an association of property owners, or other **non-public** entity.

SECTION 10. Section 10.381 of the Medford Code is amended to read as follows:

10.381 Special Street Design ~~And~~ and Vehicle Access Standards, S-E.

1. ~~Street, Streetscape, and Vehicle Access~~ Design. Streets, streetscapes, and vehicle access to individual properties within the S-E Overlay District shall be located, designed, and constructed consistent with the Code and adopted *City of Medford Engineering Standards and Specifications*, except as modified by any adopted Neighborhood Circulation Plan and, as applicable, the Commercial Center Core Master Plan. Maximum block length and perimeter length standards found

in Section 10.426-426.C.1 are not applicable to the S-E Overlay District.

2. Vehicle Access to Narrow Lots. Residential lots with ~~fifty (50)~~ feet or less width and ~~fifty (50)~~ feet or less street frontage shall receive vehicular access from an alley or ~~additional Minimum- minimum Access- access Easement easement.~~

SECTION 11. Section 10.382 of the Medford Code is amended to read as follows:

10.382 Special Fencing Standards, S-E.

1. Fences Abutting Rights-of-Way, Front Yard.

Notwithstanding Section 10.732 and except as provided for patio walls in Section 10.375(2)(a), the maximum wall or fence height within a front yard abutting a street right-of-way is three ~~(3)~~ feet, provided that the wall or fence shall be located on private property and no closer than two ~~(2)~~ feet from the sidewalk. The fence setback area between any fencing and the sidewalk shall be landscaped, irrigated, and maintained with a combination of perennial ground cover plants and low growing (less than three [3] feet in height) shrub plantings.

2. Fences Abutting Rights-of-Way, Side or Rear Yard.

Notwithstanding Section 10.732, and except as provided for patio walls in Section 10.375(2)(a) and for Major Arterial street frontages, the maximum wall or fence height within a rear or side yard abutting a street right-of-way is six ~~(6)~~ feet, provided that the wall or fence shall be located on private property, no closer than ten ~~(10)~~ feet from the sidewalk, and must be of a consistent design and color within a single block. Open fencing having a picket design within a rear or side yard abutting a street right-of-way can be located within three ~~(3)~~ feet of the sidewalk, if not exceeding five and a half ~~(5½)~~ feet in height, provided that the wall or fence shall be located on private property and must be of a consistent design and color within a single block. The fence setback area between any fencing and the sidewalk shall be landscaped, irrigated, and maintained by the abutting property owner, a property owners' association, or other responsible entity.

3. ~~Chain-Chain-Link~~ Fencing Limitations.

~~Chain-Chain-link~~ fencing is prohibited within the S-E Overlay District, except black dip-coated chain link fencing with black posts and without interwoven strips is permitted adjacent to open space, schools, and parks. The approving authority at their discretion may allow ~~chain-chain-link~~ fencing in other situations or designs.

SECTION 12. Section 10.383 of the Medford Code is amended to read as follows:

10.383 Standards ~~For~~ Development Abutting Arterial ~~Or~~ Collector Streets, S-E.

1. Purpose.

This section is intended to protect the functionality of Collector and Arterial streets, which must serve multiple modes of traffic while meeting the need for access to neighborhoods and individual uses. This section is also intended to promote an attractive and safe streetscape by orienting buildings toward the street for natural surveillance, rather than orienting backyard fences to the street.

2. Vehicular Access Standards.

Direct vehicular access to a parcel shall not be provided from an Arterial or Collector street unless none of the options in (a) through (d) are available; however, access shall be consistent with any

adopted Neighborhood Circulation Plan, and the Commercial Center Core Area Master Plan where applicable.

- a. Access from a side street that is a lower-order street; or
- b. Access from an alley; or
- c. Access from a ~~Frontage~~-frontage street (commercial); or
- d. Access from a shared driveway (not permitted on Arterials).

3. Through-Lots.

Notwithstanding ~~Subsection 10.383(2) of this Section~~ and Section 10.704, the following applies to through-lots:

a. Detached or attached single-family residential through-lots are permitted only where an applicant can demonstrate why the creation of through-lots is unavoidable due to environmental, physical, topographical, or existing development constraints, subject to the review and approval of the approving authority.

b. Where through-lots are authorized in any zoning district, except for single-family residential through-lots on Major Arterial streets, an irrigated landscaped buffer shall be installed behind the back of the sidewalk abutting the rear yard. The landscaped buffer may be in common ownership or incorporated into extra deep lots, subject to the review and approval of the approving authority. The minimum depth of the buffer shall be at least ~~ten (10)~~ feet, except where Section 10.382(2) permits a fence within three ~~(3)~~ feet of the sidewalk. Additional depth may be required by the approving authority when necessary to provide visual buffering. Design, installation, and maintenance of the landscaped buffer shall be assured in a form acceptable to the City Attorney's ~~Office~~. All required landscape improvements shall be installed or guaranteed, in conformance with City standards, prior to issuance of building permits.

SECTION 13. Section 10.384 of the Medford Code is amended to read as follows:

10.384 Greenways,— Special Design and Development Standards, S-E.

Within the S-E Overlay District, development within or adjacent to the areas designated as Greenways in this Chapter and the Comprehensive Plan shall be consistent with the following regulations, and such regulations shall be required through the PUD and/or Site Plan and Architectural Review processes. For those areas within an adopted riparian corridor, the regulations of Sections 10.920 through 10.928 shall take precedence.:

A. Location and Extent of Greenway Designation.

Within the S-E Overlay District, the general location of Greenways shall be depicted on both the General Land Use Plan Map and the Southeast Circulation Plan Map, Appendix A, of the Comprehensive Plan Neighborhood Element ~~(Figure 1, "Southeast Medford Plan Area: Neighborhood Circulation Plan and Transportation Policies and Guidelines")~~ provided that a more precise location shall be established as follows:

1. Major Greenways. The Greenway designation shall extend not less than ~~fifty (50)~~ feet from the top of the bank on each side of the channel along Larson Creek, North Fork Larson Creek, and in the Village Center. ~~the Major Greenway designated on the Southeast Circulation Plan Map for the North, Middle, and South Forks of Larson Creek.~~ The top of the bank shall be as defined in Section 10.012. These greenways are identified as Major Greenways in the Southeast

Circulation Plan of the Comprehensive Plan.

2. Minor Greenways. For Greenways that are not located along Larson Creek, North Fork Larson Creek, or in the Village Center, the Greenway designation shall extend as indicated in the Southeast Circulation Plan of the Comprehensive Plan. These greenways are identified as Minor Greenways ~~designated on~~ in the Southeast Circulation Plan of the Comprehensive Plan. ~~Map along natural surface drainageways,~~ The Greenway designation shall extend not less than twenty (20) feet from the centerline of the drainageways. For Minor Greenways not located along natural surface drainage features, the designation shall be 40 feet in width consistent with Figure 5 of the Southeast Medford Plan Area Neighborhood Circulation Plan.

3. The size and location of Greenways may be altered by the City when needed to comply with other City, state and federal regulations.

B. Permitted Uses.

Notwithstanding the provisions of Sections 10.306 through 10.337, and subject to any other provisions of this Code and law, the only uses permitted within areas designated as Greenways shall be:

1. Streets, roads, bridges, and paths where necessary for access or crossings, provided these uses are designed and constructed to minimize intrusion into the riparian area.
2. Drainage facilities, utilities, and irrigation pumps.
3. Water-related and water-dependent uses.
4. Interpretive and educational displays, and overlooks, including benches and outdoor furniture.
5. Replacement of existing structures with structures in the same location that do not disturb additional riparian area.
6. Other uses and activities permitted in the underlying zoning district, unless prohibited by state or federal regulations, as may be approved as part of a PUD, provided that the City may install or permit the installation of any use or activity permitted in the underlying zoning district without PUD approval.

C. Greenway Improvements.

1. Improvement Standards.

Greenways shall be improved according to the following standards:

a. Except for the Greenway ~~in that passes through the Village Center Commercial designation shown on the Southeast Plan Map,~~ and as may otherwise be approved as part of a PUD, Greenways shall consist of native vegetation, and shall not be improved except as permitted or required in this Code and in the Southeast Circulation Plan of the Comprehensive Plan, ~~and in this Section,~~ provided that:

- (1) Additional canopy trees of a size, species, and variety approved by the City may be installed to augment the natural landscape and stabilize the banks of ~~waterways~~ drainageways.
- (2) Enhancement of the native vegetation is encouraged. Noxious weeds or nonnative vegetation may be removed if replaced with native plant species as approved by the City and appropriate state and federal agencies.
- (3) Nothing in this Section shall be construed to prohibit the preservation or enhancement of wetlands as may be required by any public agency having jurisdiction over wetlands consistent with the laws of the City, state, and federal governments.

b. Improved access for the equipment needed for maintenance of storm drainage facilities and for bicycle and pedestrian circulation shall be provided ~~on at least one (1) side of each drainageway within or abutting each~~ Greenway in a location determined by the City to have the least impact on the vegetation in the riparian area. Said access shall be constructed to the standards of the City. Where acceptable access for the maintenance of storm drainage facilities and bicycle and pedestrian circulation is provided along a planned or existing street adjacent to a Greenway, the access requirement within the Greenway may be waived.

c. Greenways shall be improved at the time adjacent land is developed.

d. Where feasible, streets shall be collinear and adjacent to Greenways.

2. Responsibility for Greenway Improvements.

Required improvements in Greenways shall serve two ~~(2)~~ principal purposes as explained in the *Medford Comprehensive Plan*: 1) for storm drainage based on the *Comprehensive Medford Area Drainage Master Plan* (1996); or; 2) for pedestrian and bicycle circulation. **Pedestrian and bicycle circulation are essential to the success of the transit-oriented development.** The Southeast Circulation Plan ~~Map~~ denotes the principal purpose for the required improvements in each Greenway. The responsibility for installing Greenway improvements to the standards in this Section shall be based on the following:

a. Greenway Improvements for Storm Drainage. Open space for stormwater quality and detention facilities required by Section 10.486 and Section 10.729 may be provided in Greenways rather than on site. The installation of improvements that provide required access to storm drainage facilities in Greenways based on the Southeast Circulation Plan ~~Map~~ and the *Comprehensive Medford Area Drainage Master Plan* (1996) shall be by, and at the sole expense of, the owners of the land adjacent to either side of the Greenway, or segment thereof, unless otherwise approved by the City. **Consistent with the Absent an adopted Greenway design plan in the Southeast Circulation Plan**, the City shall approve, on a case-by-case basis, the location of a surfaced path required to provide access for storm drainage maintenance, and any other required or proposed improvements. The City may require all or any part of the Greenway to be dedicated for public use and/or ownership following the installation of the required improvements. However, the City, in its sole discretion, may permit the dedication of easements in lieu of fee-simple land dedication.

b. Greenway Improvements Exclusively for Pedestrian and Bicycle Circulation. The installation of a surfaced path in Greenways, other than those for storm drainage, shall be by and at the sole expense of the City unless otherwise agreed upon. **Consistent with the Absent an adopted Greenway design plan in the Southeast Circulation Plan**, the City shall approve, on a case-by-case basis, the location of a surfaced path required to provide pedestrian and bicycle circulation, and any other required improvements. All or part of Greenways improved exclusively for pedestrian and bicycle circulation may be acquired by the City through dedication or purchase of the land in fee-simple or through the acquisition of easements.

c. Extent of Greenway Improvements. Pursuant to this Section, the portion of each Greenway required to be improved by a property owner at the time of development shall be that portion of ~~Greenway his/her property~~ contiguous to the property to be developed. ~~unless the adjacent greenway has not yet been secured by the City through acquisition, dedication, or other means.~~ Where a Greenway passes through a parcel, the owner, pursuant to Section 10.384(C)(2)(a), shall be required to dedicate and improve the entire Greenway segment passing through his/her parcel.

d. Section 10.668 (Limitation of Exactions) shall be considered in relation to the above requirements.

3. Maintenance of Greenway Improvements.

Greenway improvements dedicated to the City for any purpose, whether in fee-simple or as easements, shall be maintained by the City. However, the City may relinquish the maintenance of any Greenway improvements to an association of owners established pursuant to Section 10.230(E).

D. Commercial Center (7A and 7B).

1. Greenway Improvements. Unless prohibited by **other City**, state or federal regulations, in the Village Center Greenway ~~encompassed by the Commercial designation~~, undesirable shrubs, trees, and noxious vegetation may be removed, and ornamental vegetation installed to supplement the remaining native vegetation. Prior to commencing alteration of vegetation within the Greenway area, a landscape restoration plan shall be prepared for review and approval by the City in conjunction with an application for associated Development Permit, if any, or by the Medford Parks Department if not associated with a Development Permit application. The landscape plan shall demonstrate that an equivalent or better amount of stream corridor shading will result upon maturity of the replacement vegetation elements and that the selected plant varieties will survive given the site conditions.

2. Creekside Development. The development of land adjoining the Greenway within the Village Center ~~Commercial designation~~ shall conform with the following requirements, unless waived or modified as part of the **Commercial Center Core Area Master Plan or a PUD approval process**:

a. Pedestrian Walkway Connections. A pedestrian walkway as required in Sections 10.772 through 10.776 shall link the principal building of each creekside use or activity to the multi-use path within the Greenway, if on the same side of the ~~waterway drainage way~~ as the path.

b. Pedestrian Walkway Lighting. All pedestrian walkway connections to the multi-use Greenway path shall be lighted with the type of fixtures and meeting the definition of "pedestrian scale lighting" in Section 10.012.

c. Landscaping Between Creekside Development and Greenway. Undeveloped land between each creekside building, use, or activity and the Greenway shall be landscaped in a manner compatible with the native vegetation, and irrigated with an automatic underground system. Such landscaping shall be designed to produce areas of high surveillance to reduce the potential for vandalism and criminal mischief. Landscaping to achieve high surveillance includes grass and ground cover, shrubs less than two and one-half (2½) feet in height, and deciduous trees that produce canopies having the lowest branches more than six ~~(6)~~ feet from the ground. Such landscaping shall not conflict with or violate state and federal regulations related to the preservation of wetlands or riparian areas.

SECTION 14. Section 10.385 of the Medford Code is amended to read as follows:

10.385 School and Park Site ~~Siting Location~~ Standards, S-E.

1. Purpose.

The purpose of requiring public school and park sites to abut streets instead of the backs of lots is to support natural surveillance of public spaces for crime prevention, and to provide adequate public

access to parks and schools. The standard ensures at least a minimal amount of visibility into the site for security, and the potential for a limited amount of on-street parking.

2. Schools and Parks location standard.

Public school and park sites shall abut streets instead of the backs of lots. This standard is met when a school or park site has frontage onto at least one ~~(1)~~ public street for a distance of not less than ~~one hundred~~ ~~(100)~~ feet. The standard does not apply to private schools, parks, or open spaces.

PASSED by the Council and signed by me in authentication of its passage this 18th day of December, 2014.

ATTEST: Glenda Wilson
City Recorder

[Signature]
Mayor
[Signature]
Mayor

APPROVED Dec 18, 2014.

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