



Agenda

Study Session

July 25, 2016

Noon

Lausmann Annex — Room 151-157
200 South Ivy Street, Medford, Oregon

Subject:

1. DCA-16-072 Public Zoning District Amendment



MEMORANDUM

SUBJECT Public Zoning District Amendment
FILE NO. DCA-16-072
TO Planning Commission *for the July 25 study session*
FROM Sarah Sousa, Planner IV
DATE July 21, 2016

Planning would like to start the discussion on public zoning districts. The proposal includes adding new zoning districts for publicly owned facilities in order to distinguish them from residential, commercial, and industrial properties.

The proposed draft attached would add two new zoning districts: 1) “Public – Government Facilities” and 2) “Public – Parks & Open Space.” These zoning districts would be applied to most publicly owned and operated properties used to provide governmental or utility services as well as public parks and open space land. In addition, the draft includes the associated permitted and conditional uses allowed within the proposed zones as well as site development standards.

This amendment would provide a benefit to the community as well as to the City. Currently, the City of Medford has a Parks and Schools General Land Use designation but no corresponding zoning. Therefore, when reviewing the zoning map, the location of parks, schools, and governmental facilities is unknown. Adding public zoning districts would offer greater legibility to the general public. It would also help for City reporting purposes to differentiate these areas from the inventory of residential, commercial, and industrial lands.

PUBLIC ZONING DISTRICT AMENDMENT

[The following sections include all new proposed code language.]

10.338 Public Land Use Classifications

The purpose of the public land use classification is to protect established public lands and to provide an area in the city for the location of parks, public open space, government buildings and facilities, schools and school grounds, public airports, and quasi-public buildings and facilities. The public land use classification comprises of two zoning districts as specified in the following sections of this article.

10.339 Public – Government Facilities Zoning District (PGF)

The Public Government Facilities (PGF) zoning district is intended to designate land that is owned and operated by federal, state, or local governments, public utilities and special districts, and which is used to provide governmental or public services. This district allows uses such as governmental offices, courthouses, fire and police stations, public libraries, public schools, colleges and universities, utility facilities, and the continued operation of the Rogue Valley International-Medford Airport and associated uses.

10.340 Public – Parks and Open Space Zoning District (PPOS)

The Public - Parks and Open Space zoning district (PPOS) is intended to preserve and enhance publicly owned open space, natural and improved parkland, and recreational facilities within the city. This district allows uses such as government owned parks, trails, and open space.

10.341 Permitted Uses in Public Land Use Classifications

The following table sets forth the uses allowed within the public land use classifications by zoning district. Uses not identified herein are not allowed.

Permitted Uses in Public Zoning Districts	PGF	PPOS	Additional Regulations
Federal, state, or local government administrative buildings	P	P	
Governmental services	P	X	
Public library	P	X	
Fire and Police Stations	P	C	
Military installations	P	X	
Public safety training facilities	P	X	
Publicly owned and operated community meeting halls and buildings	P	P	
Correctional facilities	C	X	
Parking lots and parking areas to serve a permitted or conditional use	P	P	

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Permitted Uses in Public Zoning Districts	PGF	PPOS	Additional Regulations
Transit stations	P	P	
Accessory uses and buildings customarily used to support a permitted use or an approved conditional use	P	P	
Social services, including community centers, government operated day care centers	P	P	
Community gardens	Ps	Ps	Community Gardens over 5,000 square feet require a Conditional Use Permit
Elementary and Middle Schools (Public)	P	X	
High Schools (Public)	C	X	*All accessory uses in operation at the time of adoption shall be considered legally permitted uses.
Colleges and Universities (Public)	C	X	
Private and charter schools	X	X	
Public utility maintenance yards and buildings	P	P	
Rogue Valley International-Medford Airport	P	X	All accessory uses in operation at the time of adoption shall be considered legally permitted uses.
Air freight shipping facilities	Ps	X	Permitted as an accessory use to the airport only.
Aircraft repair	Ps	X	Permitted as an accessory use to the airport only.
Car rental	Ps	X	Permitted as an accessory use to the airport only.
Museums	P	P	
Cemeteries, publicly owned	P	P	
Federal, state, and local government owned parks, trails, and open space	P	P	
Ball fields, sport complexes, or similar recreational areas with outdoor field lighting or amplified sound systems	C	C	
Park sites with outdoor amphitheater for music, theater, or similar events	C	C	
Golf courses	X	P	
Future park Sites	P	P	
Aboveground utilities	P	P	See Section 10.830
Utility services	P	X	
Residential	P	P	A single dwelling unit for caretaker on the premise
Temporary mobile uses, including temporary mobile food vendors	Ps	Ps	As allowed in Section 10.840
Wireless facilities	Cs	Cs	See Section 10.824

10.715 Public Zoning Site Development Standards.

The following standards apply to development within the Public zoning districts. See Article III, Sections 10.338 through 10.340 for detailed descriptions of each zoning district and 10.341 for conditional, special, and permitted uses.

PUBLIC ZONING DEVELOPMENT		
Development Standards	PGF	PPOS
Minimum and Maximum Area for Zoning (Acres)	None, except 2 acres for utilities such as electrical substations or pump stations	
Lot Area Range (Square Feet)	None	
Maximum Coverage Factor (See 10.706)	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Minimum Lot Frontage	None	
Minimum Front & Street Side Yard Building Setback	None	
Minimum Side & Rear Yard Building Setback	None, except when abutting a residential zone the side and rear yard setback to a building or parking area is a minimum of 10 feet. Buildings over 20 feet in height require a 20 foot setback to any abutting residential zones.	
Maximum Building Height (See 10.705)	85 feet, except when abutting a residential zone the maximum height is 35 feet. The height can exceed 35 feet if a 100 foot setback is provided to the abutting residential zone.	
Bufferyard Setback	Type A bufferyard is required if abutting any residential properties consistent with Section 10.790	
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>		