



## Planning Commission

# Agenda

**Study Session**

**October 9, 2017**

Noon

**Lausmann Annex, Room 151**

**200 South Ivy Street, Medford, Oregon**

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10. Introductions
20. Discussion items
  - 20.1 **GF-17-122** Wholesale Marijuana in Community Commercial Zoning District
  - 20.2 **DCA-16-072/** Public Zoning Amendment  
**CP-17-114/**  
**ZC-17-115**
30. Adjournment



**MEMORANDUM**

Subject Request to initiate a code amendment to allow wholesale marijuana trade  
in the Community Commercial (C-C) zoning district *file no. GF-17-122*

To Planning Commission

From Kelly Akin, Assistant Planning Director *ka*

Date October 2, 2017 *for 10/9/2017 study session*

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**BACKGROUND**

On August 25, 2017, a letter was received from James Scott, owner of Oregon Grown Cannabis, Inc. (OGC INC), requesting a code amendment to allow the wholesale trade of marijuana in the C-C (Community Commercial) zone district. OGC INC is currently operating a retail store at 1201 W Stewart Avenue, which is located near the southeasterly corner of Stewart Avenue and Columbus Avenue. The site is within the C-C zoning district.

As the code is currently written, the proposed use is not permitted at that location. Mr. Scott is asking the City to take another look at the marijuana uses and consider allowing wholesale trade of marijuana in the C-C zoning district.

**EXISTING CODE**

In October 2015, the code was amended to allow marijuana related uses identified as production, processing, wholesale, laboratory, and dispensaries. Special use regulations were also adopted outlining specific conditions related to marijuana uses. In December 2016, the code was amended to permit retail sales of marijuana in designated zoning districts. The code was again amended in May of this year to allow marijuana production and the manufacture of sugar and confectionary products in the C-H (Heavy Commercial) zone.

The permitted use table below outlines the type of marijuana uses permitted in which zoning district. The highlighted cell indicates the use proposed to change.

			C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
<b>003</b>	<b>Marijuana-related business</b>									
	Type (as termed in State Law)	SIC Equivalent								
0031	Production	013	X	X	X	X	Ps	Ps	Ps	Ps
0032	Processing	205-207	X	X	X	X	Ps	Ps	Ps	Ps
0033	Wholesale	512, 516, 519	X	X	X	X	Ps	Ps	Ps	Ps
0034	Laboratory	873	Ps	X	Ps	Ps	Ps	Ps	X	X
0035	Dispensary	549, 591	X	X	Ps	Ps	Ps	X	X	X
0036	Retail	549, 591	X	X	Ps	Ps	Ps	X	X	X

P = Permitted Use

X = Prohibited Use

s = Special Use (See Article V, Sections 10.811 – 10.900, Special Use Regulations)

The equivalent Standard Industrial Classification (SIC) code denotes where similar type uses are permitted. For example, the SIC 512 refers to Drugs, Proprietaries and Sundries which is located under the Wholesale Trade – Nondurable Goods heading in the table below. Wholesale trade is generally permitted in the C-H (Heavy Commercial) and all industrial zoning districts. When marijuana related businesses were considered, they were compared to the life cycle of a tomato and equivalent uses were reviewed to identify appropriate zoning districts for the various types of marijuana uses.

The wholesale trade of marijuana is permitted in all the industrial zoning districts and the Heavy Commercial zone. It is prohibited in all other commercial zoning districts to mirror where other wholesale activities are permitted in the code.

**51 WHOLESALE TRADE-NONDURABLE GOODS.** This major group includes Establishments primarily engaged in the wholesale distribution of non-durable goods.

		C-S/P	C-N	C-C	C-R	C-H	I-L	I-G	I-H
<b>511</b>	Paper and Paper Products	X	X	X	X	P	P	P	P
<b>512</b>	Drugs, Proprietaries, and Sundries	X	X	X	X	P	P	P	P
<b>513</b>	Apparel, Piece Goods, and Notions	X	X	X	X	P	P	P	P
<b>514</b>	Groceries and Related Products	X	X	X	X	P	P	P	P
<b>515</b>	Farm-Product Raw Materials	X	X	X	X	P	P	P	P
<b>516</b>	Chemicals and Allied Products	X	X	X	X	P	X	P	P
<b>5171</b>	Petroleum Bulk Stations and Terminals	X	X	X	X	X	X	P	P
<b>5172</b>	Petroleum and Petroleum Products Wholesalers, Except Bulk Stations and Terminals	X	X	X	X	X	P	P	P
<b>518</b>	Beer, Wine, and Distilled Beverages	X	X	X	X	P	P	P	P
<b>519</b>	Misc. Nondurable Goods	X	X	X	X	P	P	P	P

**EVALUATION OF REQUEST**

The wholesale trade of marijuana is limited to the industrial and C-H zoning districts. What are the pros and cons of allowing this use in the Community Commercial (C-C) zoning district? If we allow marijuana to be wholesaled, should we allow other non-durable goods to be traded in this zoning district? What do other cities permit and is it relevant in this discussion? What are we trying to protect or safe guard in this zoning district?

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission not initiate this text amendment based on the following:

In 2014, the Planning Director crafted a policy and procedures on how to handle citizen initiated code amendment requests. The policy contains a general rule that the Planning Commission will initiate no more than two private-party petitions in a calendar year. The Planning Commission has already voted to initiate two amendments in 2017:

- Marijuana production in C-H zone initiated January 26, 2017
- Lone Oak reclassification initiated February 23, 2017

The Long Range Planning division's work program is focused on completing the work related to the Urban Growth Boundary expansion project. Projects such as the completion of the Transportation System Plan update, wetland inventory adoption and protection regulations, and housing program updates required by new legislation are priority.

### **ATTACHMENTS**

- Letter dated August 25, 2017, from James Scott with floorplan
- Private-Party Code Amendments Petition Policy Memorandum dated April 27, 2015

# OGC INC.

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1201 W. Stewart Ave, Medford OR 97501 | 541-227-9213 | jman@smokeogc.com

**08/25/2017**

Dear Matt Brinkley ,

Hello and I hope this letter greets you well,

My name is James Scott and I am the Owner and CEO of OGC INC. (Oregon Grown Cannabis) we are a licensed recreational dispensary located at 1201 W. Stewart Avenue, in the city of Medford.

We are currently licensed for retail sales and have a current land use compatibility statement (LUCS) for such use at this location. I am currently applying for a cannabis wholesale license from Oregon Liquor Control Commission (OLCC). As you know this location is currently zoned "commercial community" and unfortunately this zoning code does not allow wholesale. Please consider an amendment to this zoning code. We would like you to review our current situation, floorplan, and business structure changes in deciding factors for an amendment to our current zoning.

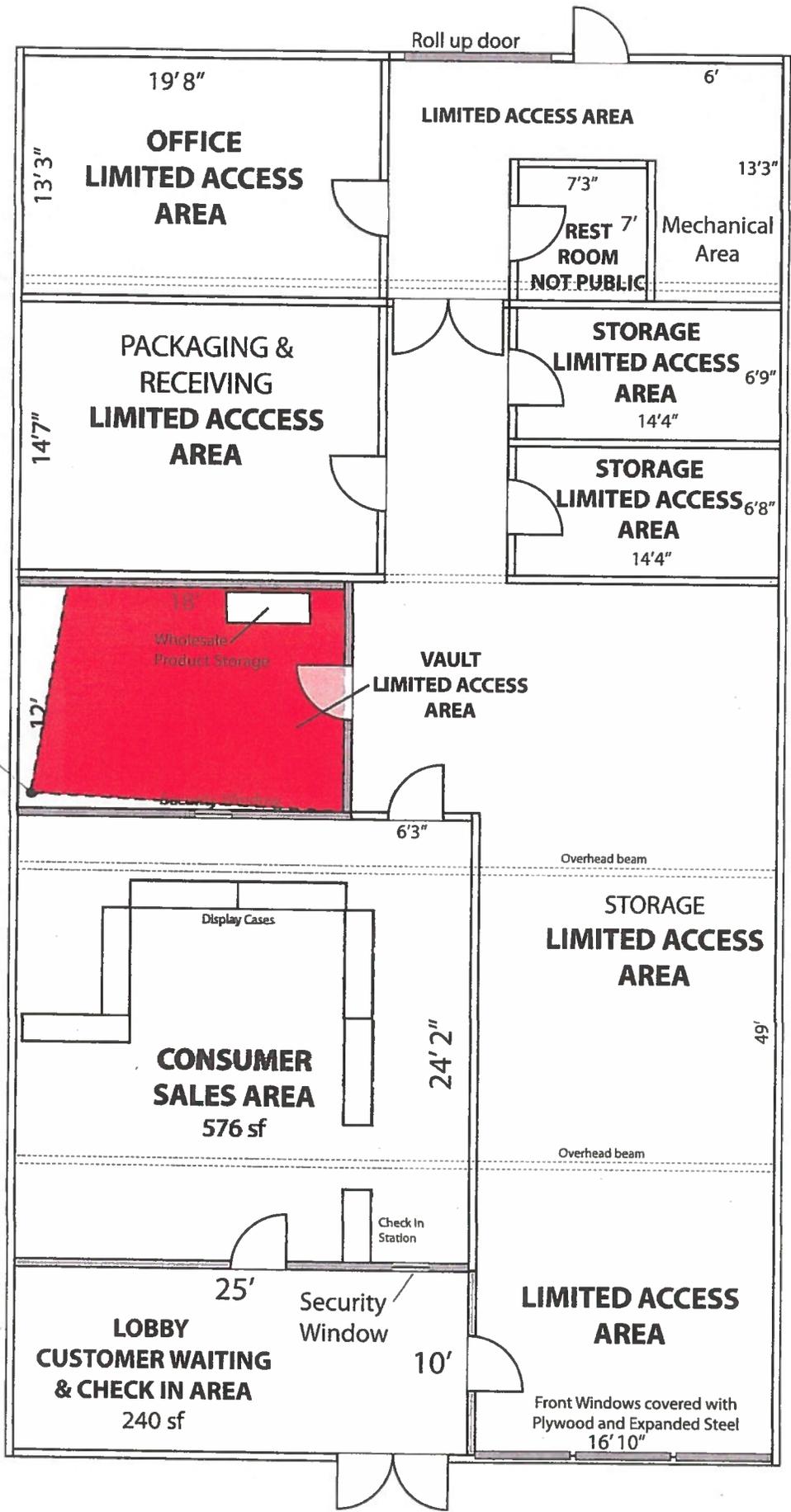
Attached is a copy of our Oregon Liquor Control Commission (OLCC) approved floorplan showing our OLCC/FDA approved vault, which we currently store cannabis and cannabis infused items for retail sales. The section in red indicates what camera will be covering the single rack designated for wholesale storage. We will be sourcing the bulk of our wholesale items straight from the supplier upon the sale out of the Southern Oregon area. This will be delivered by outside delivery companies and this will not bring any more traffic to our location. My employees or I will be doing all local deliveries.

I thank you and appreciate you taking the time to review this letter and we hope that you will consider this zoning amendment request for the address of 1201 W. Stewart Ave.

Sincerely,



**James Scott**  
**owner president and CEO**  
**@ OGC INC. (Oregon Grown Cannabis)**  
**STORE# 541-816-4206**  
**CELL# 541-227-9213**



Security Camera

*(this camera currently exists in retail store)*

Steel Reinforced wall

816 sqft - Sales  
 2484 sqft - Production  
 25%-75% Split  
 3300 sqft Total



## MEMORANDUM

**SUBJECT** Policy on handling private-party code amendments petitions  
**TO** Eric Swanson, City Manager  
**FROM** John Adam, Senior Planner, via James E. Huber, Planning Director  
**DATE** October 8, 2014; revised April 27, 2015

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### PURPOSE

To have a regular, reliable method for processing private-party petitions to amend the development code. To address such petitions to the appropriate staff and appointed decision-making bodies. To maintain documentation for future reference.

### METHOD

1. All inquiries should be directed to the Planning Department. Staff will direct the person to write a letter to the Director outlining the petition and their reasons for it.
2. On receipt of a petition a general file (GF) will be created in HTE. When a petition is moved to action the GF can be converted to a development code amendment (DCA) type.
3. Planning management/staff will discuss the request, accounting for how long it may take to develop a code amendment (owing to complexity), and developing a recommendation to the Planning Commission. Staff may also refer the question to other appropriate commissions or committees for their suggestions.
4. For the next available Planning Commission study session staff will prepare a memo explaining the pros and cons of the proposed change, staff's recommendation on whether or not to proceed, and how it may delay other items on the department's legislative agenda. Petitioner should be encouraged to attend the study session so Commissioners can query the petitioner directly.
5. At the conclusion of the study session, the Planning Commission will discuss the merits and deficits of proceeding on the petition. As a general rule, the Planning Commission will initiate no more than two private-party petitions in a calendar year.

- 5.1. A memorandum formally initiating a code amendment will be placed on the consent calendar of the next available regular Planning Commission meeting, which the Commission will vote either up or down.
- 5.2. If initiated, staff will begin scheduling work. Note that an initiation does not alter the priority of the existing workload; other projects underway or just beginning may take precedence.
  - 5.2.1. At this point the Planning Department will collect the standard fee for code amendments before doing further work. Neither the Planning Commission nor staff are empowered to waive the fee, only the City Council may do so.
- 5.3. If the decision is not to proceed, or to withhold it for future consideration, a memo documenting the decision will be kept in the file.
- 5.4. For either situation staff will document the reasoning of the Commission. Staff will contact the petitioner and let them know the result, informing them of possible timeline. Staff will give a copy of the decision to the City Manager to share with the Council as he or she sees fit. All documents from the process will be filed in the Planning Department.

If subsequently the petitioner shows up at a Council meeting with the same request, or writes to one or more Councilor with the same request, staff will be able to provide documentation of the facts and the due consideration already given to the matter for the Council to take into account before deciding on a course of action.



**MEMORANDUM**

SUBJECT     Public Parks Zoning District Amendment  
TO            Planning Commission *for the October 9, 2017 study session*  
FROM         Sarah Sousa, Planner IV  
DATE         October 4, 2017

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The Planning Department is proposing to add a new zoning district, the Public Parks Zone, to the City of Medford. The Public Parks zone would be applied to publicly owned and operated park properties and trails in the City of Medford.

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 facilities is unknown. Adding a Public Parks zoning district 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.

This is a good time to go forward with this amendment, especially because there are two large parks within the proposed Urban Growth Boundary (UGB). Chrissy and Prescott Parks encompass approximately 1,876 acres. Having a Public Parks zone will allow these properties to be annexed and zoned as parks rather than residential land.

The proposed project includes four land use actions: 1) a General Land Use Plan Map Amendment to add the Parks and Schools General Land Use Plan designation to newer parks in the system and change two other property designations; 2) a Major Zone Change to convert park properties to the Public Parks zone, 3) a Development Code Amendment to add language related to the Public Parks zone, and 4) a Comprehensive Plan Amendment to add language regarding Public Parks zoning.

For the study session discussion, please consider whether or not it still makes sense to require a conditional use permit for all parks. Larger parks with intense recreation, amplified noise, and field lighting could still require a conditional use permit. But as existing parks getting updated and smaller parks get developed, would an Administrative Review (Director’s Decision) with notice to neighbors be more appropriate? If so, objective site development standards would need to be established related to items such as parking, landscaping, lighting, and bufferyards.

**PUBLIC PARKS ZONING AMENDMENT (Draft 10/4/17)**

(Blue indicates proposed language / Red strikeouts indicate words to be removed)

**ARTICLE III - ZONING DISTRICTS**

It is the purpose of Article III to divide the City into zoning districts according to land use by type and intensity of development.

**10.300 Establishment of Zoning Districts.**

This Code separates the city into **four** ~~three~~ basic use classifications, ~~16~~ **17** zoning districts, nine overlay districts, and five administrative mapping categories as follows:

**A. RESIDENTIAL**

- SFR-00 Single-Family Residential - (1 dwelling unit per existing lot)
- SFR-2 Single-Family Residential - (2 dwelling units per gross acre)
- SFR-4 Single-Family Residential - (4 dwelling units per gross acre)
- SFR-6 Single-Family Residential - (6 dwelling units per gross acre)
- SFR-10 Single-Family Residential - (10 dwelling units per gross acre)
- MFR-15 Multiple-Family Residential - (15 dwelling units per gross acre)
- MFR-20 Multiple-Family Residential - (20 dwelling units per gross acre)
- MFR-30 Multiple-Family Residential - (30 dwelling units per gross acre)

**B. COMMERCIAL**

- C-S/P Commercial, Service and Professional Office
- C-N Commercial, Neighborhood
- C-C Commercial, Community
- C-R Commercial, Regional
- C-H Commercial, Heavy

**C. INDUSTRIAL**

- I-L Industrial, Light
- I-G Industrial, General
- I-H Industrial, Heavy

**D. PUBLIC**

- P-1 Public, Parks**

~~D.~~ **E. OVERLAY DISTRICTS**

- I-00 Limited Industrial
- A-A Airport Approach
- A-R Airport Radar
- A-C Airport Area of Concern
- C-B Central Business
- E-A Exclusive Agriculture
- F Freeway
- S-E Southeast
- H Historic

~~E.~~ **F. ADMINISTRATIVE MAPPING CATEGORIES**

- Downtown Parking
- Limited Service
- P-D Planned Unit Development

R-Z Restricted Zoning  
 Airport Fence Line

It is the intent in establishing the above districts to implement the “General Land Use Plan Element” of the *Comprehensive Plan*, and to achieve compatibility of adjacent land uses.

**10.314 Permitted Uses in Residential Land Use Classification.**

The following table sets forth the uses allowed within the residential land use classification by zoning district. Uses not identified herein are not allowed. (See Article I, Section 10.012, for the definition of each listed use.)

These symbols indicate the status of each listed use:

- “P” = Permitted Use.
- “C” = Conditional Use; permitted subject to approval of a Conditional Use Permit. (See Article II, Sections 10.246 - 10.250. )
- “X” = Prohibited Use .
- “s” = Special Use (See Article V, Sections 10.811- 10.900, Special Use Regulations)
- “EA” = Permitted only when within an EA (Exclusive Agriculture) overlay district.
- “PD” = Permitted Use if in a PD (Planned Unit Development).

PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS	SFR 00	SFR 2	SFR 4	SFR 6	SFR 10	MFR 15	MFR 20	MFR 30	Special Use or Other Code Section(s)
<b>6. NONRESIDENTIAL SPECIAL USES</b>									
(a) Bed and Breakfast Inn	X	X	Cs	Cs	Cs	Ps	Ps	Ps	10.828
(b) Child Day Care Center	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.811
(c) Institutional Uses ( <del>Schools, Churches, Government Facilities—Excluding Storage or Repair Yards or Warehouses, Cemeteries, etc.</del> )	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	10.815-817
(d) Community Services Facilities (Parks, Recreation, etc.)	C	C	C	C	C	C	C	C	10.817
(e) Transit, Pedestrian, or Bicycle Facilities	P	P	P	P	P	P	P	P	10.747-810
(f) Utility Distribution Systems	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	10.830
(g)(i) Agriculture, Agricultural Building, Livestock, Farm	EA	EA	EA	EA	EA	EA	EA	EA	10.360-361

(g (ii) Conditional Agricultural-Related Activities (On-Site Farm Product Sales, Small Winery, Public/Private Events)	EA/C	10.362								
(h) Riding Stable or Paddock (Private)	EA	10.813								
(i) Temporary Contractor's Office and/or Construction Equipment Shed	Ps	10.840								
(j) Temporary Model Home	Ps	10.840								
(k) Temporary Real Estate Office	Ps	10.840								
(l) Wireless Communication Support Structure	Cs	10.824								
(m) Wireless Communication Facilities, other than Support Structure	Ps	10.824								
(n) Beekeeping	Ps	Ps	Ps	Ps	Ps	X	X	X	X	10.813(C)

**10.325 Commercial, ~~and~~ Industrial, and Public Land Use Classifications.**

The City's commercial, ~~and~~ industrial, and public land is divided into ~~nine~~ **eight (8)** ~~commercial and industrial~~ zoning districts as follows:

- (1) Service Commercial and Professional Office ..... C-S/P
- (2) Neighborhood Commercial ..... C-N
- (3) Community Commercial ..... C-C
- (4) Heavy Commercial..... C-H
- (5) Regional Commercial..... C-R
- (6) Light Industrial ..... I-L
- (7) General Industrial ..... I-G
- (8) Heavy Industrial ..... I-H
- (9) **Public Parks**..... **P-1**

**10.333 Public Parks, (P-1)**

The P-1 district provides land for publicly owned open space, parkland, and trails. It is intended for city parks, recreational facilities, trails, and open space publicly owned and operated within the city.

**10.334 Permitted Uses in the Public Parks Zone**

The following table sets forth the uses allowed within the parks land use classification. Uses not identified herein are not allowed. (See Article I, Section 10.012, for the definition of each listed use.)

These symbols indicate the status of each listed use:

- “P” = Permitted Use.
- “C” = Conditional Use; permitted subject to approval of a Conditional Use Permit. (See Article II, Sections 10.246 - 10.250.)
- “X” = Prohibited Use.
- “s” = Special Use (See Additional Regulations in table)

Uses	Public Parks Zone	Additional Regulations
Federal, state, or local government administrative buildings	P	
Governmental services	P	
Public library	P	
Fire and Police Stations	P	
Public safety training facilities	P	
Publicly owned and operated community meeting halls and buildings	P	
Correctional facilities	X	
Parking lots and parking areas to serve a permitted or conditional use	P	
Transit stations	P	
Accessory uses and buildings customarily used to support a permitted use or an approved conditional use	P	
Social services, including community centers, government operated day care centers	P	
Community gardens	P	

Elementary and Middle Schools (Public)	X	
High Schools (Public)	X	
Colleges and Universities (Public)	X	
Private and charter schools	X	
Public utility maintenance yards and buildings	P	
Museums	P	
Cemeteries, publicly owned	P	
Federal, state, and local government owned parks, trails, and open space	P	Accessory uses in operation at the time of adoption shall be considered legally permitted uses.
Community Parks	C	Community Parks planned for intense recreational activities over 15 acres in size
Ball fields, sport complexes, or similar recreational areas with outdoor field lighting or amplified sound systems	C	Accessory uses in operation at the time of adoption shall be considered legally permitted uses.
Park sites with outdoor amphitheater for music, theater, or similar events	C	Accessory uses in operation at the time of adoption shall be considered legally permitted uses.
Golf courses	C	
Future park Sites	P	
Aboveground utilities	P	See Section 10.830
Utility services	P	
Residential	P	A single dwelling unit for caretaker on the premise
Temporary mobile uses, including temporary mobile food vendors	Ps	As allowed in Section 10.840
Wireless facilities	Cs	See Section 10.824

**ARTICLE V – SITE DEVELOPMENT STANDARDS**

**10.720 Public Parks Site Development Standards.**

The following standards apply to the Public Parks and development. See Article III, Sections 10.333 for a detailed description of the zoning district, and Section 10.334 for conditional, special, and permitted uses.

<b>PUBLIC ZONING DEVELOPMENT</b>	
<b>Development Standards</b>	<b>Parks</b>
<b>Minimum and Maximum Area for Zoning (Acres)</b>	None
<b>Lot Area Range (Square Feet)</b>	
<b>Maximum Coverage Factor (See 10.706)</b>	
<b>Minimum Lot Width</b>	
<b>Minimum Lot Depth</b>	
<b>Minimum Lot Frontage</b>	
<b>Minimum Front &amp; Street Side Yard Building Setback</b>	10 feet, except 20 feet for vehicular entrances to garages or carports
<b>Minimum Side &amp; Rear Yard Building Setback</b>	None, except 1/2 foot for each foot in building height over 20 feet
<b>Maximum Building Height (See 10.705)</b>	85 feet, except if structure is within 150 feet of a residential zoning district boundary or Special Area Plan designation
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>	

**10.746 General Design Requirements for Parking.**

**(3) Parking Area Planters.**

- It is the purpose of this subsection to create shade and visual relief for large expanses of parking.
- a. Parking areas exceeding 24 parking spaces shall contain areas of interior landscaping, such as planter islands or planter projections into the parking area, which comply with the planting schedule provided in Subsection 10.746 (3)f. and Section 10.780, Landscape and Irrigation Requirements, and as approved by the approving authority.
  - b. Planters shall be dispersed throughout the parking area and contain, at minimum, the landscaping area square footage specified in the Planting schedule of Subsection 10.746 (3)f. Square footage of each parking area planter may vary; however, each parking area planter shall meet the soil volume requirements of Subsection 10.780 G(10)a.
  - c. Prior to installing plant materials in parking area planters, the developer shall remove

detrimental construction materials and prepare the soil within the planters in accordance with Subsection 10.780 G(9). If structural soils are necessary, areas under planned impervious surfaces surrounding planters, shall be prepared in accordance with Subsection 10.780 G(10)(a).

d. So as to not obstruct driver vision, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three (3) feet and eight (8) feet above the top of the curb. The property owner shall maintain shrub and tree growth in planter areas to ensure shrubs are kept lower than three (3) feet and tree canopies are maintained above eight (8) feet.

e. Trees planted in parking area planters shall have a moderate to broad spreading canopy.

f. The minimum landscaped area within parking area planters and number of required plants per 24 spaces is as follows:

**Parking Area Planters**  
**Planting Schedule**

<i>Zoning District</i>	<i>Plants/ per 24 Spaces</i>		<i>Sq. Ft./ per 24 Spaces</i>
	<i>trees/shrubs</i>		
Industrial Zones, <b>Public Parks Zone</b> SFR (Nonresidential uses only), MFR zones, Commercial Zones,	2	4	325
	3	6	500

**10.797 Street Frontage Landscaping Requirements.**

A. This section establishes the minimum landscaping requirements along all street frontages outside of the public right-of-way. Plans submitted to comply with this section shall be approved by the approving authority.

(1) For land divisions with houses that do not face an arterial street, an arterial street frontage landscape plan shall be submitted showing a vertical separation feature that is a minimum of eight (8) feet in height. The separation feature shall create a solid visual screen. A fence or wall shall be engineered to stand straight. The separation feature shall be reduced in height where otherwise required in a front or side yard or clear vision triangle. The Planning Commission may allow adjustments to the above requirement in response to topography.

(2) For all other street frontages the number of plants required for distances above or below one hundred (100) feet shall be prorated with the resulting numbers of plants rounded so that one-half or more shall be deemed to require a full plant. All required planting shall be located in the required yard area adjacent to the street unless otherwise approved by the approving authority.

(3) Existing plant materials which meet the requirements of this code may be counted as contributing to the total landscaping required by this section. Interstate 5 and other highway frontages shall be treated the same as city street frontage.

(4) The following table specifies the type and number of plants required by this section.

**Table 797-1. Frontage Landscaping—Materials and Quantities**

<u>Zoning District</u>	<u>Number of plants required per 100 feet of street frontage less driveways</u>	
	Trees	Shrubs
SFR (nonresidential uses), P-1		
MFR, C-N, C-S/P, C-C, C-R, C-H,	4	25
I-L, I-G, I-H	3	15

**10.824 Wireless Communication Facilities.**

**B. Permitted Use.**

Wireless Communication Facilities that do not include a Wireless Communication Support Structure are permitted in all commercial, ~~and~~ industrial zones, and public zones and on parcels that contain legally established nonresidential uses within the SFR and MFR zones, subject to the design standards in Section 10.824(D). Only concealed wireless communication facilities are allowed within a Historic (H) Overlay District or on parcels containing a use or structure on the National Historic Register, subject to approval of the Historic Commission per Section 10.406; and on parcels containing a residential use, subject to the design standards in Section 10.824(D).

**10.840 Temporary Uses and Structures.**

(3) Temporary Mobile Vendors.

a. Temporary Food Vendors (Outdoor).

1. Application Requirements.

i. A business license pursuant to Chapter 8 shall be required.

ii. In addition to the requirements of Chapter 8, the applicant shall submit a site plan drawn to scale indicating the following:

- (a) Dimensions of the temporary food vendor unit.
- (b) Location of the temporary food vendor unit on the site.
- (c) Paved vehicular access, including driveway location(s).
- (d) Off-street vehicular parking spaces.
- (e) A trash receptacle located within ten (10) feet of the temporary food vendor unit.
- (f) Dimensions of the area to be occupied by the temporary food vendor unit, including any table(s), seating, and other exterior items, if applicable; and
- (g) Location of utility connections, if any.

2. Standards.

i. Locational and Size Standards.

(a) Temporary food vendors are permitted in the following zoning districts:

C-S/P, C-N, C-C, C-H, C-R, I-L, ~~and~~ I-G-, and P-1.

(b) When within both the Central Business (C-B) and Historic Preservation (H) Overlays:

(1) The exterior length and width, when multiplied, shall be no more than 128 square feet, including any slide-outs, and excluding trailer tongue and bumper.

(2) Outdoor equipment, such as tables and chairs, shall not be permitted.

(c) In all other zones:

(1) The exterior length and width, when multiplied, shall be no more than 170 square feet, including any slide-outs, and excluding trailer tongue, and bumper.

(2) An additional 170 square feet is allowed for outdoor equipment.

(d) On City-owned property and right-of-way, temporary food vendor units shall obtain a permit pursuant to Chapter 2, and are exempt from the standards of 10.840(D)(3).

(e) At an Event of Public Interest, temporary food vendors per 10.840(D)(1) are exempt from the standards of 10.840(D)(3).

ii. General Standards.

(a) If the temporary food vendor unit is located on or adjacent to a privately-owned walkway, the minimum remaining unobstructed walkway width shall be five (5) feet.

(b) All food must be in a ready-to-eat condition when sold.

(c) Required parking spaces or access to required parking spaces shall not be displaced or obstructed.

(d) The temporary food vendor unit shall be located outside any required setbacks.

(e) Attached awnings are permitted if smaller than the size of the temporary food vendor unit.

(f) The temporary food vendor unit and all outdoor equipment shall be located on an improved surface.

(g) Temporary food vendors shall comply with the Fire Department's Outdoor Food Vendor Safety Checklist.

(h) Any utility connections require a building permit from the Building Safety Department.

b. Temporary Medical Services (Human or Animal) Vendors and Temporary Nonprofit Vendors (Outdoor).

1. Application Requirements.

i. A business license pursuant to Chapter 8 shall be required.

ii. In addition to the business license requirements of Chapter 8, the applicant shall submit a site plan drawn to scale, indicating the following:

(a) Dimensions of the temporary vendor unit.

(b) Location of temporary vendor unit on the site.

(c) Paved vehicular access, including driveway location(s).

(d) Off street vehicular parking spaces.

(e) Location of utility connections, if any.

2. Standards.

i. Locational and Size Standards:

(a) Temporary vendors shall be permitted in the following zoning districts: C-S/P, C-N, C-C, C-H, C-R, I-L, ~~and I-G~~, and P-1.

(b) When within both the Central Business (C-B) and Historic Preservation (H) Overlays, the exterior length and width of the temporary vendor unit, when multiplied, shall be no more than 128 square feet, including any slide-outs, and excluding trailer tongue and bumper.

(c) In all other zoning districts, the exterior length and width of the temporary vendor unit, when multiplied, shall be no more than 300 square feet, including any slide-outs, and excluding trailer tongue and bumper.

ii. General Standards.

(a) If the temporary vendor unit is located on or adjacent to a privately-owned walkway, the minimum remaining unobstructed walkway width shall be five (5) feet.

(b) The temporary vendor unit shall be located on an improved surface.

(c) Required parking spaces or access to required parking spaces shall not be displaced or obstructed.

(d) The temporary vendor unit shall be located outside any required setbacks.

(e) Attached awnings are permitted if smaller than the size of the temporary vendor unit.

(f) Outdoor equipment such as tables and chairs shall not be permitted.

(g) Any utility connections require a building permit from the Building Safety Department.

## ARTICLE VI - SIGNAGE

### 10.1022 Exceptions to Permit Requirements.

The provisions of Article VI shall not apply to:

(1) Traffic signs and all other signs erected or maintained by a municipal or governmental body or agency, including danger signs, railroad crossing signs, and signs of a non-commercial nature required by public laws, ordinances or statutes.

(2) Signs on a truck, bus, car, boat, trailer or other motorized vehicle and equipment provided all the following conditions are adhered to:

(a) Primary purpose of such vehicle or equipment is not the display of signs.

(b) Signs are painted upon or applied directly to an integral part of the vehicle or equipment.

(c) Vehicle/equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of a business/or use.

(d) Vehicles and equipment are not used as static displays, advertising a product or service, for more than two (2) days in any location, nor utilized as storage, shelter or distribution points for commercial products or services for the general public.

(e) During periods of inactivity exceeding five work days, such vehicle/equipment is not so parked or placed that the signs thereon are displayed to the public. Vehicles and equipment engaged in active construction projects and the on-premise storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.

(3) Signs on Temporary Portable Storage Containers permitted through Section 10.840.D(6), provided all of the following conditions are adhered to:

- (a) The primary purpose of such vehicle or equipment is not the display of signs.
- (b) Signs are painted upon or applied directly to an integral part of the vehicle or equipment (the “sign” is a regular part of the portable storage container). Hanging banners, roof signs and/or attached sign structures are not allowed.
- (c) Vehicle/equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of a business/or use. (This section (3) effective through June 30, 2015.)
- (4) Signs not exceeding three (3) square feet in area located in a commercial or industrial zone not to exceed four (4) signs for each business frontage.
- (5) Signs not exceeding six (6) square feet in area and an overall height of six (6) feet in the Single-Family Residential Zoning Districts - (SFR 2, 4, 6, 10), ~~and~~ the Multiple-Family Residential Districts - (MFR 15, MFR 20, MFR 30), ~~and the Public Zoning District – (P-1)~~, not to exceed two (2) signs per parcel.
- (6) National and State flags. National and state flags shall be flown and displayed in a manner whereby they are not construed as attraction-gaining devices to advertise a product or use, or in a manner to otherwise draw attention of the traveling public to an establishment or sales office. Such displays shall conform to the criteria established in House Document 209 of the 91st Session of Congress.
- (7) Signs Located in the Interior of any Building. Signs located in the interior of any building or within an enclosed lobby or court of any group of buildings, which are designed and located to be viewed by patrons only. Such signs may be illuminated and are not subject to the provisions of this chapter.
- (8) Change of face. Where an existing sign is modified by change of message or design on the sign face, without any change to size or shape of the sign framework or structure. In Historic Preservation Overlay Zoning Districts, only the message may be changed without Historic Review.
- (9) Window Signs. Signs located in windows, if they are mounted or painted upon the inside of windows within all commercial or industrial zoning districts.
- (10) These types of Temporary Signs, which are in addition to any of the signs in subsections 1-8 above:
  - (a) Holiday Displays. Decorations or displays celebrating the occasion of traditionally accepted patriotic or religious holidays.
  - (b) Real Estate Signs. Signs erected on private property for the period of time that a site or structure is for sale, lease or rent. In all residential zones such signs shall be limited to six (6) square feet in area and a maximum height of six (6) feet. In all commercial and industrial zones such signs shall be limited to thirty-two (32) square feet in area. Temporary real estate signs shall be limited to one (1) sign per frontage.
  - (c) Political Campaign Signs. Signs erected on private property no earlier than eight (8) weeks prior to any federal, state or local election and removed no later than seven (7) days after the applicable election. In all residential zones such signs shall be limited to six (6) square feet in area and a maximum height of six (6) feet per sign. In all commercial and industrial zones such signs shall be limited to thirty-two (32) square feet in area per sign.
  - (d) All other Temporary or Portable Signs require a permit.

### 10.1150 Signs in Public-Parks (P-1) Zoning Districts: Basic Regulations.

Signs shall be permitted only as follows in the P-1 zoning district:

(1) Ground Signs: Each parcel of land is permitted one (1) ground sign per street frontage, subject to the following limitations:

- (a) Maximum Square Footage: 40 square feet per sign
- (b) Maximum Height: 5 feet
- (c) Minimum Setback: 15 feet from any property line
- (d) Exempt: Ground signs within public parks and stadiums that are placed and located so as not to be viewed from the street are exempt from these provisions.

(2) Wall Signs:

- (a) Maximum Square Footage: 40 square feet per sign
- (b) Maximum Height: No part of any wall sign shall be higher than the building height as defined in Section 10.705.
- (c) Exempt: Wall signs within public parks and stadiums which are placed and located so as not to be viewed from the street are exempt from these provisions.

(3) Electronic Message Signs: Electronic message signs are a conditional use. A Conditional Use Permit may authorize institutional uses to have one electronic message signs as a permitted ground or wall sign. Regardless of the number of street frontages, one of the permitted ground or wall signs may be an electronic message sign, provided it complies with the following provisions:

(i) Electronic message signs shall apply for and receive approval for a Conditional Use Permit pursuant to Section 10.250.

- a. The electronic message sign shall be considered as an element of the CUP for the use.
- b. Existing conditional uses shall apply for an amendment to their existing approved CUP to request an electronic message sign, pursuant to Section 10.250.
- c. The expiration of a CUP shall require the removal of the electronic message sign.

(ii) Maximum Size: 20 square feet

(iii) Maximum Height: 5 feet if a ground sign. If a wall sign, shall not be higher than the building height as defined in Section 10.705.

(iv) All text displayed on an electronic message sign must be static for a minimum of five seconds. The continuous scrolling of text is prohibited. This restriction shall not apply to animated images and images which move, or give the appearance of movement.

(v) All electronic message signs shall have automatic dimming capabilities that adjust the brightness to the ambient light at all times of day and night, consistent with Section 10.764, *Glare*.

(vi) The conversion of an existing, conforming ground or wall sign to an electronic message sign is permitted.

(vii) The conversion of any existing, nonconforming ground or wall sign to an electronic message sign is prohibited.

**10.1160 Public-Parks District (P-1): Additional Special Signs.**

Additional Special Signs shall be permitted as follows:

(1) Freeway Signs: Prohibited

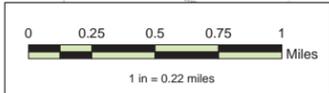
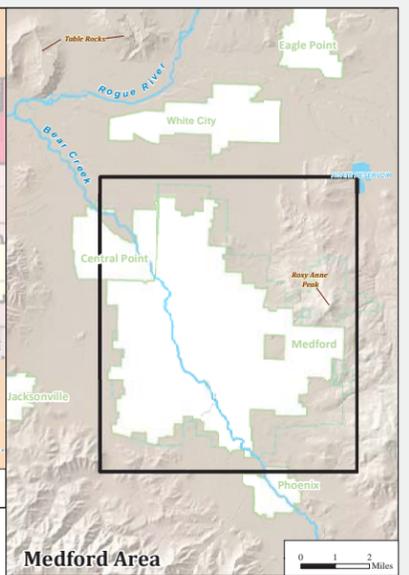
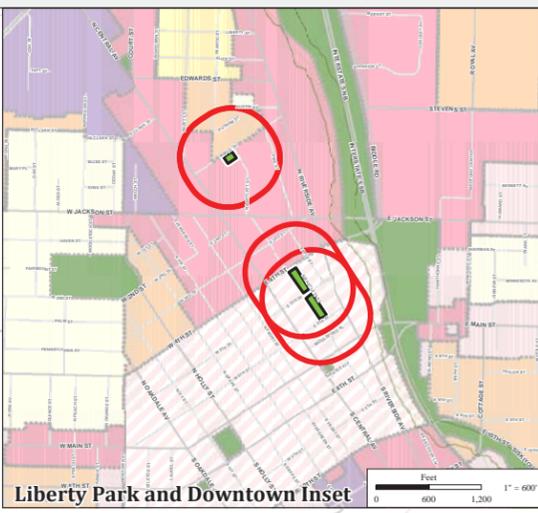
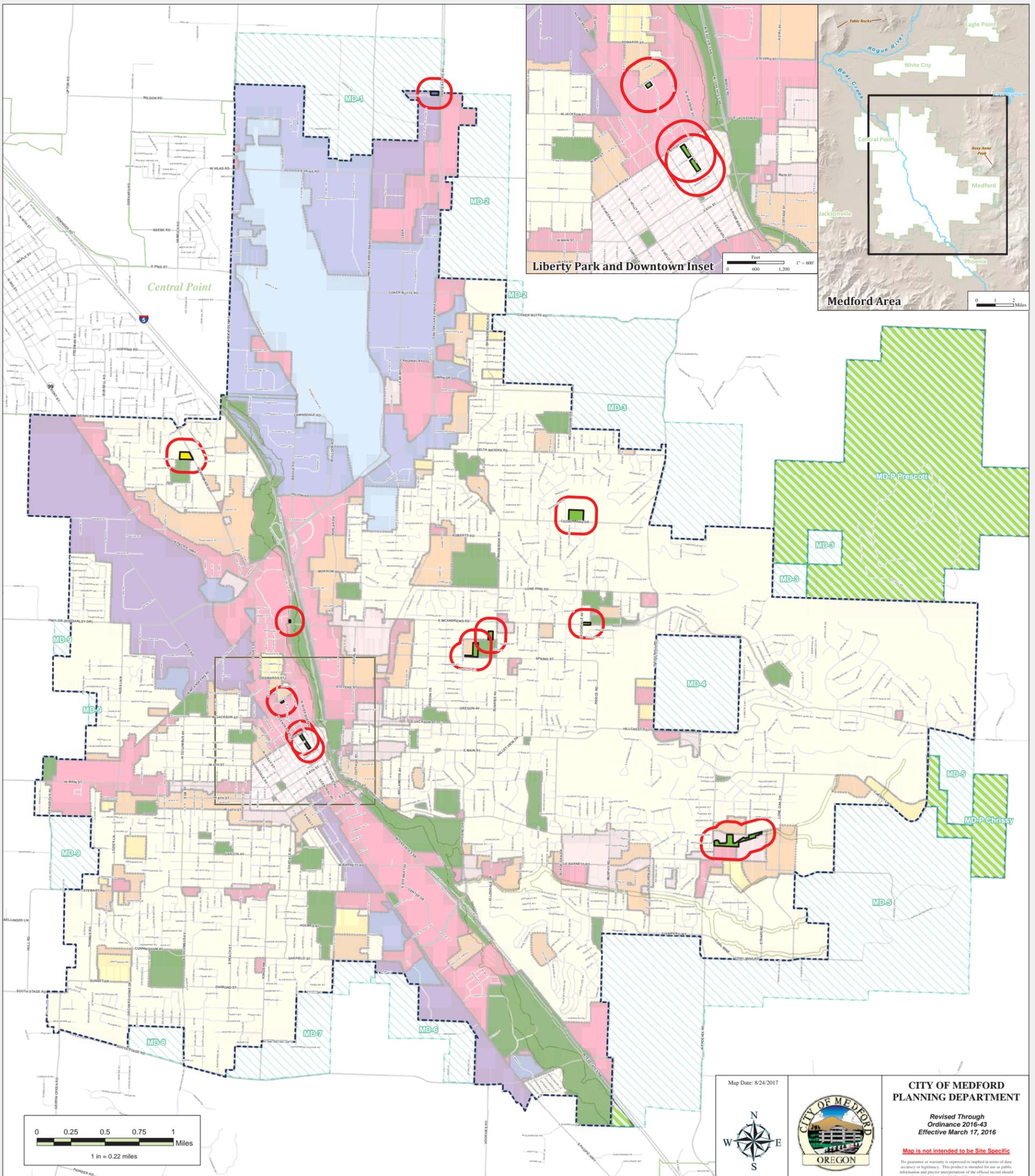
(2) Construction Sign: One non-illuminated sign may be installed on each construction site after a building permit has been obtained for a construction project, and must be removed not later than two years after issuance of the building permit or upon completion of the project, whichever occurs sooner. The sign shall not exceed 50 square feet in area, and 14 feet in height.

(3) Temporary Sign: One temporary sign on each street frontage is allowed. Display period is limited to 30 days and is renewable upon application, but shall not exceed four (4) permits in one (1) calendar year. The area of each temporary sign shall not exceed 32 square feet. No part of any sign shall be higher than the building height as defined in Section 10.705.

(4) Miles Field/Professional Baseball Park Signs: One (1) additional freestanding scoreboard sign, not to exceed 630 square feet in area and 30 feet in height; one (1) time of day/display sign located above the right field fence, not to be visible from outside the stadium after June 1, 1997, and not to exceed 30 square feet in area and 25 feet in height; one (1) ground sign not exceeding 150 square feet in area and 20 feet in height; one (1) wall sign identifying the facility, not to exceed 50 feet in area; and other additional ground signs located above the outfield fence, not to exceed a total of 3,000 square feet and 20 feet in height. These outfield billboard signs shall be permitted until June 1, 1997, at which time they must either be removed or enclosed so that they cannot be viewed from outside the ball park. Signs permitted in this subsection are in lieu of signs permitted in the underlying zoning district, as listed under the basic regulations.

**(This section needs updating)**

# DRAFT General Land Use Plan Map with Proposed Changes



Map Date: 8/24/2017



**CITY OF MEDFORD  
PLANNING DEPARTMENT**

*Revised Through  
Ordinance 2016-43  
Effective March 17, 2016*

Map is not intended to be Site Specific  
No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretation of the official record should be solicited from the Medford Planning Department.

**Proposed Changes**

- Proposed GLUP Change Location (Red circle)
- Proposed GLUP Change:
  - Various to PS (Green circle)
  - PS to UR (Yellow circle)
  - HI to GI (Blue circle)
  - Urban Reserve Park with future PS GLUP (Green and blue hatched circle)

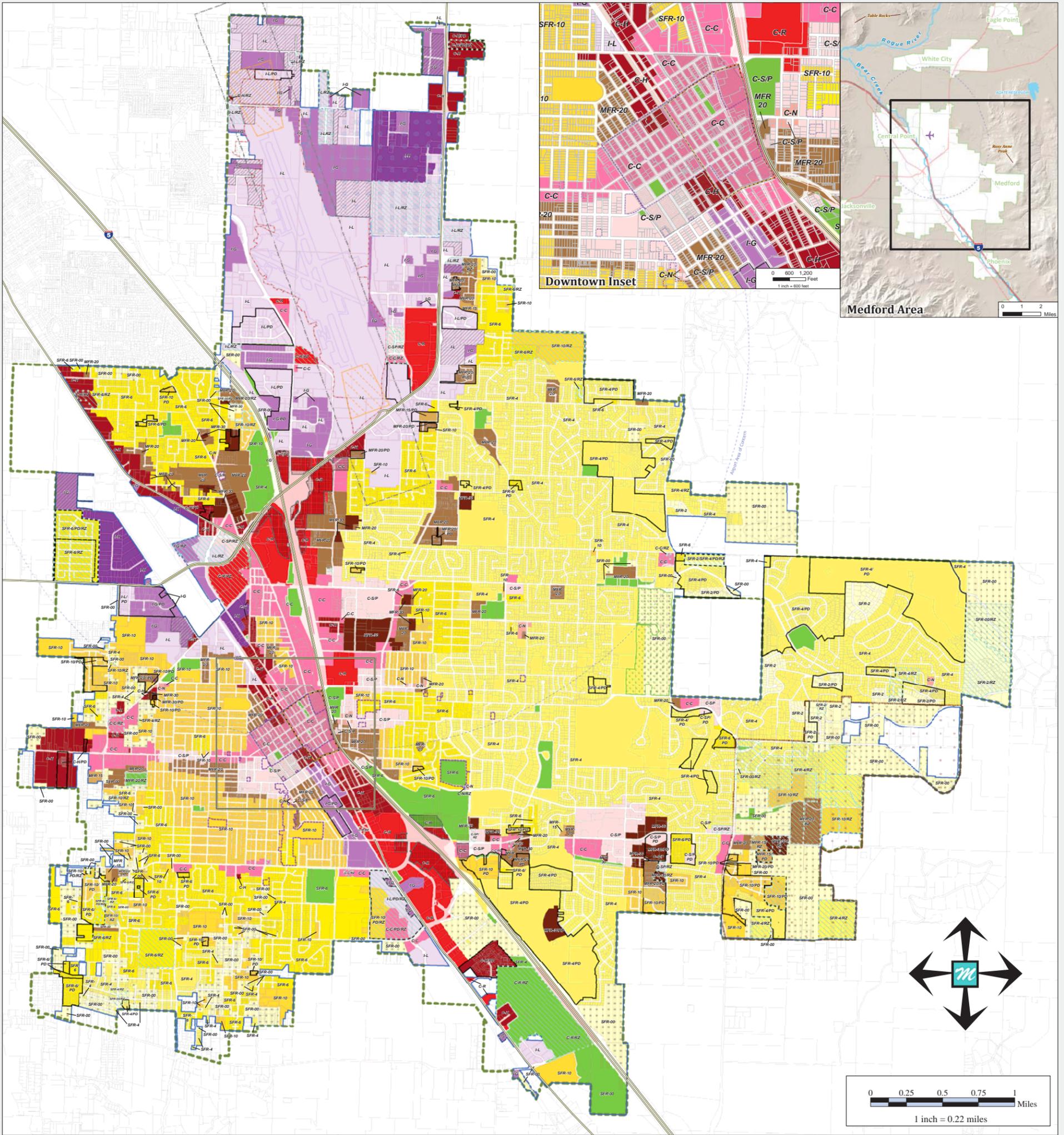
**LAND USE CLASSIFICATIONS**

Urban High Density Residential (UH)	Commercial (CM)	Airport (A)
Urban Medium Density Residential (UM)	Service Commercial (SC)	City Center (CC)
Urban Residential (UR)	General Industrial (GI)	Parks and Schools (PS)
	Heavy Industrial (HI)	Greenways

**BOUNDARIES**

- Urban Growth Boundary (Dashed blue line)
- Southeast Plan Area (Dashed orange line)
- Urban Reserves (Hatched green area)

# DRAFT ZONING MAP with Public Zoning



## MEDFORD CITY ZONES

### Residential

- Multi-Family - 30 Units/Acre (MFR-30)
- Multi Family - 20 Units/Acre (MFR-20)
- Multi-Family - 15 Units/Acre (MFR-15)
- Single Family - 10 Units/Acre (SFR-10)
- Single Family - 6 Units/Acre (SFR-6)
- Single Family - 4 Units/Acre (SFR-4)
- Single Family - 2 Units/Acre (SFR-2)
- Single Family - 1 Unit/Lot (SFR-00)

### Commercial

- Heavy (C-H)
- Regional (C-R)
- Community (C-C)
- Neighborhood (C-N)
- Service/Professional (C-S/P)

### Industrial

- Heavy (I-H)
- General (I-G)
- Light (I-L)

### Public

- Proposed Public

## ZONING OVERLAYS

- Airport Approach
- Airport Area of Concern
- Airport Radar
- Runway Protection Zone
- Central Business
- Exclusive Agricultural
- Freeway
- Historic
- Limited Industrial
- Southeast

## ADMINISTRATIVE MAPPING

- Airport Fence
- Downtown Parking District
- Planned Development
- Restricted Zoning

City Limits UGB

**CITY OF MEDFORD  
PLANNING DEPARTMENT**



CITY LIMITS REVISED AS OF 6/20/2016  
ZONING AND OVERLAYS CURRENT AS OF 6/20/2016  
Jackson County Assessor Record revised as of 6/20/2016

No guarantee or warranty is expressed or implied in terms of data accuracy or legitimacy. This product is intended for use as public information and precise interpretations of the official record should be solicited from the Medford Planning Department.

Map Date: 8/22/2017