

Title 17  
ZONING

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**TABLE 17.05.1**

LAND DEVELOPMENT PERMIT*	PROCEDURAL TYPE	APPLICABLE REGULATIONS	APPROVING AUTHORITY	120-DAY RULE
Annexation				
Quasi-Judicial	Type III	Chapter <a href="#">1.20</a>	City Council	No
Legislative	Type IV	Chapter <a href="#">1.20</a>	City Council	No
Comprehensive Plan & UGB Amendments				
Major	Type IV	Chapter <a href="#">17.96</a>	City Council	No
Minor	Type III	Chapter <a href="#">17.96</a>	City Council	No
Conditional Use Permit	Type III	Chapter <a href="#">17.76</a>	Planning Commission	Yes
Conversion Plan	Type II	Chapter <a href="#">16.32</a>	Director	Yes
Extensions				
Type I Procedures	Type I	Section <a href="#">17.05.200(G)</a>	Director	Yes
Type II Procedures	Type II	Section <a href="#">17.05.300(G)</a>	Director	Yes
Home Occupation	Type I	Section <a href="#">17.60.190</a>	Director	Yes

**TABLE 17.05.1**

<b>LAND DEVELOPMENT PERMIT*</b>	<b>PROCEDURAL TYPE</b>	<b>APPLICABLE REGULATIONS</b>	<b>APPROVING AUTHORITY</b>	<b>120-DAY RULE</b>
<b>Mobile Food Business</b>				
<b>Mobile Food Vendor</b>	Type I	Section 5.44.030 Chapter 17.72	Director	Yes
<b>Mobile Food Pod</b>	Type II	Section 5.44.040 Chapter 17.72	Director	Yes
<b>Mobile Food Court</b>	Type III	Section 5.44.050 Chapter 17.76 Chapter 17.72	Planning Commission	Yes
<b>Specialty Food Vendor</b>	Type I	Section 5.44.060	Director	No
Land Division				
Tentative Plan, Partition	Type II	Chapter <a href="#">16.36</a>	Director	Yes
Tentative Plan, Subdivision	Type III	Chapter <a href="#">16.10</a>	Planning Commission	Yes
Final Plat	Type I	Chapter <a href="#">16.12</a>	Director	No
Property Line Adjustment/Consolidation	Type I	Chapter <a href="#">16.10</a>	Director	Yes
Modification of Approval				
Major	Type III	Section <a href="#">17.09.300</a>	Planning Commission	Yes
Minor	Type II	Section <a href="#">17.09.400</a>	Director	Yes
Nonconforming Use Designation	Type III	Section <a href="#">17.56.040</a>	Planning Commission	No
Planned Unit Development	Type III	Chapter <a href="#">17.68</a>	Planning Commission	Yes
Right-of-Way Vacation	Type IV	Chapter <a href="#">12.28</a>	City Council	No
Site Plan and Architectural Review				
Minor	Type I	Chapter <a href="#">17.72</a>	Director	Yes
Major	Type II	Chapter <a href="#">17.72</a>	Director	Yes
TOD District/Corridor Master Plan	Type III	Chapter <a href="#">17.66</a>	Planning Commission	Yes
Tree Removal	Type II	Chapter <a href="#">12.36</a>	Director	Yes

**TABLE 17.05.1**

<b>LAND DEVELOPMENT PERMIT*</b>	<b>PROCEDURAL TYPE</b>	<b>APPLICABLE REGULATIONS</b>	<b>APPROVING AUTHORITY</b>	<b>120-DAY RULE</b>
Variance				
Class A	Type II	Section <a href="#">17.13.300</a>	Director	Yes
Class B	Type III	Section <a href="#">17.13.400</a>	Planning Commission	Yes
Class C	Type III	Section <a href="#">17.13.500</a>	Planning Commission	Yes
Zoning Map and Zoning and Land Division Code Text Amendments				
Minor	Type III	Chapter <a href="#">17.10</a>	City Council	Yes
Major	Type IV	Chapter <a href="#">17.10</a>	City Council	No

\* An applicant may be required to obtain approvals from other agencies, such as the Oregon Department of Transportation, or Rogue Valley Sewer. The city may notify other agencies of applications that may affect their facilities or services.

17.29.050 Use categories and zone districts.

<b>Use Categories</b>	<b>Civic Zoning (C)</b>
<b>Commercial</b>	
Entertainment	N
Professional Office	N
<u>Retail Sales and Service</u>	
Sales-Oriented/Concessions	C1
<b>Mobile Food Vendors and Mobile Food Pods</b>	<b>L2</b>
Personal Service-Oriented	N
Repair-Oriented	N
Drive-Through Facilities	C1
Quick Vehicle Service	N
Vehicle Sales, Rental and Repair	N

N – Not permitted  
P – Permitted  
C – Conditional Use

C1 – Conditional Use limiting sales oriented space to a maximum of four hundred square feet

L1 – School athletic and play fields only. School building and parking lots not permitted.

**L2 – Mobile Food Vendors and Mobile Food Pods are only allowed subject to the requirements in CPMC 5.44, Mobile Food Businesses.**

#### 17.32.020 Permitted Uses

The following uses and their accessory uses are permitted outright, subject to compliance with all applicable municipal, State and Federal environmental, health, and safety regulations as well as the requirements for site plans in Chapter 17.72:

- A. Professional and financial offices and personal service establishments;
- B. Retail stores, shops and offices supplying commodities or performing services other than vehicle and fuel sales;
- C. Eating and drinking establishments **including Mobile Food Vendors and Mobile Food Pods as provided in CPMC 5.44;**
- D. Desktop publishing, xerography, copy centers;
- E. Temporary tree sales, from November 1st to January 1st;
- F. Public and quasi-public utility and service buildings, structures and uses;
- G. Neighborhood shopping centers, which may include any of the permitted uses in this section;
- H. Other uses not specified in this or any other district, if the planning commission finds them to be similar to the uses listed above and compatible with other permitted uses and with the intent of the C-4 district as provided in Section [17.60.140](#), Authorization for similar uses.

#### 17.32.030 Conditional Uses

The following uses and their accessory uses are permitted in the C-N district when authorized in accordance with Chapter [17.76](#) of this title:

- A. Automobile repair facilities and related fuel sales;
- B. Outdoor storage of commodities associated with a permitted, special permitted or conditional use. All storage shall be within an area surrounded by a solid wall or fence six feet in height unless otherwise specified in the conditional use permit. In no case shall materials or equipment be stored higher than the wall or fence;
- C. Churches or similar religious institutions;
- D. Medical or dental offices and similar health care services;
- E. Family-oriented commercial recreation establishments including, but not limited to, pool/billiard centers, health spas, exercise or physical fitness centers, martial arts schools, arcades/amusement centers, and similar facilities that are neighborhood oriented and consistent with the purpose and intent of the neighborhood convenience center.
- F. **Mobile Food Courts as provided in CPMC 5.44.**

### 17.44.020 Permitted Uses

The following uses are permitted in the C-4 district:

- B. Tourist and entertainment-related facilities, including but not limited to:
  - 1. Convenience market, meat, poultry, fish and seafood sales; fruit and beverage stands;
  - 2. Drugstores;
  - 3. Automobile service station, automobile and recreational vehicle parts sales and repairs, and truck rentals;
  - 4. Motel and hotel;
  - 5. Walk-in movie theater;
  - 6. Bowling alley;
  - 7. Photo and art galleries;
  - 8. Photo processing pickup station;
  - 9. Travel agencies;
  - 10. Barber and beauty shops;
  - 11. Sit-down restaurants or dinner houses (including alcohol);
  - 12. Cocktail lounges and clubs serving alcoholic beverages;
  - 13. Tavern with beer only;
  - 14. Commercial parking lot;
  - 15. Community shopping centers which may include any of the permitted uses in this section and may also include but not be limited to:
    - a. Supermarkets;
    - b. Department stores;
    - c. Sporting goods;
    - d. Books and stationery;
    - e. Gifts, notions and variety;
    - f. Florists;
    - g. Leather goods and luggage;
    - h. Pet sales and related supplies;
    - i. Photographic supplies;
    - j. Health food;
    - k. Self-service laundry;
    - l. Antique shop;
    - m. Delicatessen;
    - n. Pastry and confectionery;
    - o. General apparel;
    - p. Shoes and boots;
    - q. Specialty apparel;
    - r. Jewelry;
    - s. Clocks and watches, sales and service;
    - t. Bakery, retail only;
    - u. Bicycle shop;
    - v. Audio, video, electronic sales and service;
    - w. Printing, lithography and publishing;

16. Mobile Food Vendors **and Mobile Food Pods as provided in CPMC 5.44;**
17. State-regulated package liquor stores;
18. Other uses not specified in this or any other district, if the planning commission finds them to be similar to the uses listed above and compatible with other permitted uses and with the intent of the C-4 district as provided in Section [17.60.140](#), Authorization for similar uses;
19. Large retail establishments.

#### 17.44.030 Conditional Uses

A. The following uses are permitted in the C-4 district when authorized in accordance with Chapter [17.76](#), Conditional Use Permits:

1. Campgrounds and recreational vehicle overnight facilities;
2. Drive-in movie theater;
3. Golf course/driving range;
4. Ice and roller skating rinks;
5. Dance halls;
6. Billiard/pool halls;
7. Miniature golf courses;
8. Amusement center (pinball, games, etc.);
9. Nonindustrial business/vocational schools;
10. Physical fitness/conditioning center; martial arts schools;
11. Carwash;
12. Taxicab dispatch office;
13. Ambulance/emergency services;
14. Day care center;
15. Drive-in fast food outlets;
16. Other specialty food outlets, **including Mobile Food Courts as provided in CPMC 5.44;**
17. Television and radio broadcasting studio;
18. Accessory buildings and uses customarily appurtenant to a permitted use, such as incidental storage facilities, may be permitted as conditional uses when not included within the primary building or structure;

19. Permitted uses that are referred to the planning commission by city staff because they were found to exhibit potentially adverse or hazardous characteristics not normally found in uses of a similar type and size.

#### 17.46.020 Permitted Uses

The following uses are permitted in the C-5 district:

C. Retail outlets, including but not limited to:

1. Auto and truck sales (new and used),
2. Tire sales and service,
3. Glass and mirror sales and service,
4. Wallcovering, floorcovering, curtains, etc.,
5. Major appliances sales and service,
6. Hardware sales,
7. Monument sales,
8. Supermarket,
9. Convenience market,
10. Drugstore,
11. Feed, seed and fuel (within enclosed structure),
12. Electrical and plumbing supplies,
13. Heating and air-conditioning equipment;
14. Stone, tile and masonry supplies,
15. Nursery and gardening materials and supplies,
16. Antique shop,
17. Art and engineering supplies,
18. Pawnshop,
19. Sit-down restaurants, including service of beer, wine and liquor,
20. Drive-in fast food establishments,
21. Tavern, beer sales only,
22. Public/quasi-public utilities and services,
23. Florist sales,
24. Pet sales,

25. General apparel;
26. Furniture sales, including used furniture,
27. Sporting goods sales, including firearms,
28. State-regulated package liquor stores,
29. Community shopping centers, which may include any of the permitted uses in this section and the C-4 district,
30. Large retail establishment eighty thousand square feet or less as defined in Section [17.08.010](#), Retail establishment, large; and,
31. **Mobile Food Vendors and Mobile Food Pods as provided in CPMC 5.44.**

#### 17.46.030 Conditional Uses

The following uses are permitted in the C-5 district when authorized in accordance with Chapter [17.76](#):

1. Automobile and truck paint shops;
2. Recreational vehicle overnight facilities;
3. Drive-in movie theater;
4. Heavy equipment sales and service;
5. Mobile home and recreational vehicle sales;
6. Boats and marine equipment sales and service;
7. Motorcycle and snowmobile sales and service;
8. Dinner houses and restaurants serving alcoholic beverages;
9. Cocktail lounges and clubs;
10. Other specialty food outlets, Mobile Food Vendors;
11. Meat, fish, poultry and seafood, light processing and sales;
12. Dairy products sales;
13. Paint and related equipment and supplies;
14. Cleaning and janitorial supplies;
15. Secondhand store or thrift shop;
16. Mortuary;
17. Amusement center (pinball, games, etc.);
18. Manufacturing for on-premises sales;



19. Taxidermist;
20. Auction house (excluding livestock);
21. Wholesaling of permitted use products;
22. Adult businesses, as defined in Chapter [5.24](#);
23. Small engine sales and service;
24. Vocational, technical and trade schools, including facilities related to industrial trades;
25. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities, may be permitted as conditional uses when not included within the primary building or structure;
26. Permitted uses that are referred to the planning commission by city staff because they were found to exhibit potentially adverse or hazardous characteristics not normally found in uses of a similar type or size;
27. Large retail establishments greater than eighty thousand square feet as defined in Section [17.08.010](#), Retail establishment, large;
28. Regional shopping centers;
29. **Mobile Food Courts as provided in Chapter 5.44.**

#### 17.48.020 Permitted Uses

The following uses and their accessory uses are permitted in an M-1 district, subject to the limitations imposed in Section [17.48.030](#):

- A. Warehousing;
- B. Storage and wholesaling of prepared or packaged merchandise;
- C. Dwellings for a caretaker, watchman, or other person regularly employed on the premises;
- D. Administrative, educational and other related activities and facilities in conjunction with a permitted use;
- E. Ambulance and other emergency service facilities, including police and fire stations;
- F. Municipal corporation and public utility buildings, structures and yards, including the storage, repair and maintenance of vehicles and equipment;

- G. All types of automobile, motorcycle, truck, and equipment sales, service, repair and rental, including automobile and truck service stations;
- H. Boat building, sales and repair;
- I. Cold storage plants, including storage and office;
- J. Printing, publishing and book binding;
- K. Scientific research or experimental development of materials, methods of products, including engineering and laboratory research;
- L. Vocational, technical and trade schools, including facilities related to industrial trades;
- M. Retail and/or wholesale lumber and building materials sales yard, not including concrete mixing;
- N. Light fabrication and repair shops such as blacksmith, cabinet, electric motor, heating, machine, sheet metal, signs, stone monuments, upholstery and welding;
- O. Assembly, manufacture, or preparation of articles and merchandise from previously prepared materials, such as canvas, cloth, cork, fiber, tobacco, wire, wood, excluding sawmills and other wood processing plants, and similar materials;
- P. Manufacture, compounding, processing, packing or treatment of such products as bakery goods, candy, cosmetics, dairy products and meat, drugs, perfumes, pharmaceuticals, toiletries; excluding the rendering of fats and oils, fish and meat slaughtering, and fermented foods such as vinegar and yeast;
- Q. Processing uses such as bottling plants, creameries, blue-printing and photocopying, laundries, carpet cleaning, tire retreading, recapping and rebuilding;
- R. Manufacture of electric, electronic, or optical instruments or related devices;
- S. Manufacture of products used by the medical and dental professions, including artificial limbs, dentures, hearing aids, surgical instruments and dressings, and similar products;
- T. Developer's project and sales offices, including mobile homes adapted to that purpose, during construction only;
- U. Planned unit developments, subject to the provisions of Chapter [17.68](#);

V. Mini-storage facilities;

**W. Mobile Food Vendors and Mobile Food Pods as provided in Chapter 5.44;**

X. Other uses not listed in this or any other district, if the planning commission finds them to be similar to those listed above and compatible with other permitted uses and with the intent of the M-1 district.

17.65.050 TOD Districts and Corridors

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
<u>Commercial</u>							
Entertainment	N	N	C	P, L7	P, L8, L9	L8	L10
Professional Office	C	L3	L3, L4	P	P	P	N
Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	L3	L3, L4	P	P	N	N
Repair-oriented	N	N	N	P	P	N	N
Drive-through facilities	N	N	N	P	P	N	N
Quick vehicle service	N	N	N	P	P	N	N
Vehicle sales, rental and repair	N	N	N	P	P	N	N
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N

N--Not permitted.

P--Permitted use.

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses.

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Permitted in existing commercial buildings or new construction with ground floor businesses with multifamily dwellings above ground floor. Maximum floor area for commercial use not to exceed ten thousand square feet per tenant.

L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

L5--Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

L6--Permitted only when part of an existing or proposed senior housing project on abutting property under the same ownership within the MMR or HMR district.

**L7—Mobile Food Vendors, Mobile Food Pods and Mobile Food Courts are prohibited as provided in CPMC 5.44, Mobile Food Businesses.**

**L8—Mobile Food Vendors and Mobile Food Pods are subject to the application requirements and provisions in CPMC 5.44, Mobile Food Businesses.**

**L9—Mobile Food Courts may be permitted in the GC zone as a conditional use in accordance with CPMC 5.44, Mobile Food Businesses and per CPMC 17.76, Conditional Use Permits.**

**L10—Mobile Food Vendors may be permitted in Twin Creeks Park subject to a Special Event Permit in accordance with CPMC 5.44.030(A)(3).**