

ORDINANCE NO. 2047

**AN ORDINANCE AMENDING CENTRAL POINT MUNICIPAL CODE CHAPTER 17.65.050, TABLE 2 ZONING REGULATIONS—TOD DISTRICT; AND 17.67.070(D)(3)(A)(I)—SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL BUILDING FAÇADES. TO ADDRESS UTILITY CONCERNS, ELIMNATE CODE CONFLICTS AND INCREASE ATTACHED GARAGE WIDTH FOR SINGLE FAMILY HOMES FACING A PUBLIC STREET.**

**RECITALS:**

- A. Words ~~lined through~~ are to be deleted and **words in bold** are added.
- B. Pursuant to CPMC, Chapter 1.01.040, the City Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- C. On August 7, 2018 the Central Point Planning Commission recommended approval of code amendments to Chapter 17.65 TOD Districts and Corridors and Chapter 17.67 Design Standard—TOD Districts and Corridors making changes to clarify the administration of current policies and standards.
- D. On August 23, 2018, the City of Central Point City Council held a properly advertised public hearing; reviewed the Staff Report and findings; heard testimony and comments, and deliberated on approval of the Municipal Code Amendment.

**THE PEOPLE OF CENTRAL POINT DO ORDAIN AS FOLLOWS:**

**SECTION 1.** Amendments to Section 17.65.050, Table 2 TOD District Zoning Standards revise corner setback standards in the Low Mix Residential (LMR) and Medium Mix Residential (MMR) zones to avoid building conflicts with utility easements; and reduce the minimum front yard setback in the General Commercial (GC) and Civic (C) zones as needed to comply with the building design standard in CPMC 17.67.070(B)(2)(a).

Standard	Table 2 TOD District Zoning Standards						
	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Building Setbacks (k)							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	<b>0'/15'</b>	<b>0'/5'</b>	15'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	<del>5'</del> <b>10'/NA</b>	<del>5'</del> <b>10'/NA</b>	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	10'	10'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA

Notes:  
NA--Not applicable

- (a) The five-foot minimum also applies to the perimeter of the attached unit development
- (b) Setback required when adjacent to a residential zone.
- (c) Setback required is ten feet minimum between units when using zero lot line configurations
- (d) Garage entrance shall be at least ten feet behind front building facade facing street
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas
- (j) Rooftop gardens can be used to help meet this requirement.
- (k) Where a building setback abuts a Public Utility Easement (PUE), the building setback shall be measured from the furthest protrusion or overhang for the structure to avoid utility conflicts.

**SECTION 2.** Amendments to Section 17.67.070(D)(3)(a)(i) increase the horizontal width of attached garages for single family attached and detached dwellings facing a street from 40% to 45% of the horizontal width of the front building elevation.

3. Residential.

- a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:
  - i. No more than forty-five percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling with frontage on a public street, except alleys, shall be an attached garage.

**SECTION 3.** Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word Ordinance may be changed to "code", "article", "section", "chapter", or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions need not be codified and the City Recorder is authorized to correct any cross references and any typographical errors.

**SECTION 4.** Effective Date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this 13<sup>th</sup> day of Sept, 2018.

Mayor Hank Williams

ATTEST:

City Recorder