



Council Study Session Meeting Agenda

ASHLAND CITY COUNCIL STUDY SESSION AGENDA

Monday, March 17, 2025

Council Chambers, 1175 E Main Street

Live stream via rvtv.sou.edu select RVTV Prime.

HELD HYBRID (In-Person or Zoom Meeting Access)

Public testimony will be accepted for both general public forum items and agenda items.

If you would like to submit **written testimony** or if you wish to **speak electronically** during the meeting, please complete the online [Public Testimony Form](#) no later than **10 a.m. the day of the meeting**.

5:30 p.m. Study Session

I. PUBLIC FORUM

15 minutes – Public input or comment on City business not included on the agenda

II. TLT Funds & Grants update and Recommendations for BN 25-27

a TLT Funds & Grants Update and Recommendations for BN25-27

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III. Climate Friendly Areas Draft Ordinance

a Climate Friendly Areas Draft Code Amendment Discussion

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IV. Manufactured Home Park Zone Update

a. Manufactured Home Park Zone Update

V. ADJOURNMENT

If you need special assistance to participate in this meeting, please contact Alissa Kolodzinski at recorder@ashlandoregon.gov or 541.488.5307 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.

***Agendas and minutes for City of Ashland Council, Commission and Committee meetings may be found at the City website, ashlandoregon.gov,



Council Study Session

Date: March 17, 2025

Agenda Item	TLT Funds & Grants Update and Recommendations for BN25-27
From	Jordan Rooklyn
Contact	jordan.rooklyn@ashland.or.us

SUMMARY

An overview of how Transient Lodging Tax funds were used to support tourism in BN23-25, and a look ahead to how staff are proposing to use Transient Lodging Tax Funds to support tourism in BN25-27.

POLICIES, PLANS & GOALS SUPPORTED

Council Priority to support Economic Development.

BACKGROUND AND ADDITIONAL INFORMATION

Transient Lodging Tax

The City imposes a 10% Transient Lodging Tax (TLT) on temporary or short-term lodging within Ashland's city limits. Roughly 70% of that tax revenue goes into the City's General Fund to support services, and roughly 30% is reinvested into supporting and growing tourism.

Investment into Tourism: Transient Lodging Tax BN23-25

Attached to this report is a table summarizing the 2023-2025 TLT revenue and expenditures for supporting and growing tourism. The funded programs include:

- **Travel Ashland**. Travel Ashland is the local Destination Marketing Organization. Travel Ashland's major activities include monitoring tourism data, marketing to visitors over 50 miles away, maintaining the Travel Ashland website, organizing the October Mystery Fest, and supporting other tourism-related activities and events year-round.

BN 23-25: \$1,034,000 was distributed to Travel Ashland.

- **Beautification Grant Program**. The City of Ashland's Beautification Grant Program was a reimbursement-match program for local businesses making improvements to their business fronts. Funded projects include awning replacements, painting, landscaping, outdoor seating, sidewalk replacement, and lighting.

BN23-25: \$335,548 was distributed across 48 unique businesses.

- **Event Partnership Grant Program**. The City of Ashland's Event Partnership Grant Program provided sponsorship grants of up to \$10,000 for local events that drew in visitors. The type of events include performances, festivals, retreats, workshops, parades, and outdoor sporting events.

BN23-25: \$99,050 was distributed across 22 events.

- **Downtown Beautification**. The City invested in tourism-related infrastructure downtown including new awnings for city owned buildings, an art-focused crosswalk, solar-compacting trashcans, improvements to the planter beds, and the installation of historic medallions.

BN23-25: \$125,868 was spent on downtown beautification projects.

Investment into Tourism: Transient Lodging Tax BN25-27 Proposal

For BN25-27, staff propose allocating TLT funds by major activity, rather than to specific organizations. This approach will help the City better track where we are investing our TLT revenues, which will help us strategically evaluate how to better distribute TLT funds in the future. The identified major activities are:



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- **Data & Research:** purchase and analyze tourism-related data, including occupancy rates, visitor profiles, and daily spending.
- **Destination Marketing:** marketing activities related to drawing tourists from more than 50 miles away, including paid marketing, earned marketing, the Visitor's Guide, travel websites, social media, and coordinating collective marketing efforts across various organizations.
- **Events/Attractions:** supporting events and attractions within the City that draw people to visit. This could include event prospecting, sponsoring events, beautification programs, and accessibility programs.
- **Infrastructure:** investing in infrastructure that supports tourists visiting Ashland. This could include wayfinding signage, new trails, parking upgrades, Bandshell improvements, sidewalk improvements, public art, etc.

Staff propose allocating TLT funds across activities based on the distributions below:

Activity	Recommended % Distribution	Est. Dollar Amount (~\$1M in revenue)
Data & Research	5%	\$50,000
Destination Marketing	45%	\$450,000
Events/Attractions	35%	\$350,000
Infrastructure	15%	\$150,000

FISCAL IMPACTS

SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

Staff will use the Study Session's discussion to inform how we recommend using TLT funds in the proposed BN25-27 Budget.

REFERENCES & ATTACHMENTS

1. Attachemnt_TLT Summary Chart





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Transient Lodging Tax

Summary of Revenue and Expenditures, Biennium 2023–2025

	FY24 Actuals	FY25 Actuals* (as of Feb 15 th)	Biennium Total* (as of Feb 15 th)
Revenue	\$902,094	\$641,710	\$1,543,804
<i>TLT Revenue</i>	\$853,267	\$612,948	\$1,466,215
<i>Interest</i>	\$48,827	\$28,762	\$77,589
Expenditures	\$912,059	\$841,041	\$1,753,100
<i>Travel Ashland</i>	\$517,000	\$517,000	\$1,034,000
<i>Beautification Grant Program</i>	\$237,678	\$97,906	\$335,584
<i>Employees</i>	\$78,730	\$56,986	\$135,716
<i>Downtown Beautification</i>	\$78,651	\$47,217	\$125,868
<i>Event Partnership Grant Program</i>	-	\$99,050	\$99,050
<i>Advertising</i>	-	\$22,882	\$22,882

*Includes encumbered funds





Council Study Session

Date: March 17, 2025

Agenda Item	Climate Friendly Areas Draft Code Amendment Discussion
From	Brandon Goldman, Director of Community Development, Derek Severson, Planning Manager
Contact	brandon.goldman@ashland.or.us, derek.severson@ashland.or.us

SUMMARY

As required under the state's Climate Friendly & Equitable Communities (CFEC) rules which seek to reduce greenhouse gas emissions, the Climate Friendly Area (CFA) adoption project aims to designate pedestrian-friendly, mixed-use areas within the City of Ashland sufficient to accommodate 30 percent of the future population. Staff have been working with selected consultants from 3J Consulting, JET Planning, and EcoNorthwest. Tonight, Elizabeth Decker from JET Planning will present recommended code amendments to regulate proposed CFAs in keeping with the CFEC rules.

POLICIES, PLANS & GOALS SUPPORTED

Environmental resilience, including addressing climate change:

This project supports the City's Climate and Energy Action Plan (CEAP) by aligning urban planning with emission reduction goals through strategies focused on urban form, land use, and transportation. It also aligns with the State's Climate Friendly & Equitable Communities (CFEC) initiative, meeting state mandates to reduce greenhouse gas emissions by fostering high-density, mixed-use development in designated areas.

BACKGROUND AND ADDITIONAL INFORMATION

The Climate Friendly & Equitable Communities (CFEC) rulemaking from the State of Oregon mandates that cities identify and establish Climate Friendly Areas (CFAs) as a strategy to reduce greenhouse gas emissions through sustainable urban development. CFAs are designated pedestrian-oriented, mixed-use areas intended to support higher density and encourage sustainable transportation options like walking, cycling, and public transit. By concentrating 30 percent of future population growth within CFAs, cities aim to create neighborhoods that will minimize reliance on vehicles, helping to reduce emissions and promote livable, equitable communities.

Based on previous meetings, the project is moving ahead to designate the Railroad Property and surroundings and the Transit Triangle, less the residential portion along Siskiyou, in new Climate Friendly overlay zones. While previously studied, the Council had concurred with staff and consultants that it was better not to designate the former Croman Mill site as a CFA, leaving it to develop through a master planning effort that may ultimately lead to CFA designation. The other area studied as a potential CFA was the downtown, however it is a national register-listed historic district and is largely developed and CFA designation could promote demolitions and conflict with local historic and downtown design standards. Key components of the Climate Friendly designation including increased height allowances and removing maximum density limits could be applied to the downtown to balance desired urban growth with historic preservation.

The City Council and Planning Commission have previously held a number of Study Sessions to discuss the CFA work in progress:

Council Study Session: [July 15, 2024](#)

Planning Commission Study Session: [August 13, 2024](#)

Council Study Session: [November 4, 2024](#)

Planning Commission Study Session: [February 25, 2025](#)

Discussion Items

The code amendments provided for review focus on use, density & height standards to comply with the requirements of the Climate Friendly & Equitable Community rules. The proposed approach retains the existing base zones for these areas, which include areas zoned Commercial (C-1), Employment (E-1) and Low Density Multiple Family Residential (R-2), and applies a new Climate Friendly (CF) Overlay which would replace the



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existing Residential (R) Overlay in the Railroad Property and the Transit Triangle (TT) Overlay. The R Overlay applies elsewhere in the city and would be retained, whereas the TT Overlay would be deleted as it is superseded by the CF Overlay in the commercial and employment areas and the residential areas retain their existing base zones with no overlay.

There are a number of other points to consider in finalizing the CFA regulations:

Auto-Oriented & Large Scale Uses with CFAs: In addition to the uses that must be added as permitted uses in the CF Overlay, the project team has reviewed auto-oriented or large-scale uses otherwise permitted in the C-1 and E-1 zones that may not align with the intent of the vibrant, walkable, mixed use development pattern in the CFAs. The project team recommends a judicious approach to limiting any uses because together the two CFAs encompass a significant portion of the City's commercial and employment lands and thus, further use limitations could interfere with existing uses and with citywide economic development goals. Several uses to consider within the CFAs:

- Further limitations on **'Drive-Up Uses'** are not proposed for the CF Overlay because drive-up uses are effectively limited through existing standards prohibiting creation of any new drive-ups and limiting them to Ashland Street east of the intersection with Siskiyou Boulevard. Further consideration of drive-up design standards should be considered to ensure any new drive-ups incorporate walkable design features like walk-up windows to better integrate them within the CF Overlay.
- Further limitations on auto-oriented uses are not proposed because of existing limitations and conditional use requirements in the C-1 and E-1 zones; they are not permitted in R-2. **'Automotive and Truck Repair, or Service,'** including fueling station, car wash, tire sales and repair/replacement, painting, and other repair are subject to special use standards and require conditional use permits for gas stations, where permitted. **'Automotive Sales and Rental,'** which includes motorcycles, boats, RVs, and trucks, requires a conditional use permit. There are several existing auto service uses on Ashland Street that will be within the CFA that could be impacted; Planning Commission direction was to maintain existing limitations rather than create nonconforming uses.
- No changes are proposed to industrial and employment uses permitted in the E-1 zone, such as **cabinetry, food product manufacturing, or general manufacturing.** The intent of the E-1 areas is to provide employment opportunities and changing use standards may affect existing manufacturing within the Railroad Property and future industrial development potential and, as noted by the Planning Commission, city economic development strategies promote specialty food manufacturing. Off-site impacts associated with these uses can be addressed through existing special use standards, including potential impacts to future residential uses developed within the CF Overlay.
- Large-scale storage uses often generate few jobs and limited activity, which could detract from the intended vibrancy of the CFAs, such as **'Self-Service Storage, Commercial'** and **'Wholesale Storage and Distribution,'** including Marijuana Wholesale. There are some additional E-1 zoned properties located on both sides of the freeway outside of the CF Overlay as alternative locations. *Does the Council support prohibiting self-storage and requiring a conditional use permit for wholesale storage in E-1 only, which is in line with the Planning Commission's recommendation?*

Townhouses: There has been discussion about whether attached single-family dwellings (townhouses) as required by CFEC rules are a good fit for Ashland's CFAs. There are several existing and proposed standards that will apply to townhouses that will enhance their compatibility with the CFA and Ashland goals for these areas.

- **A minimum density of 25 units per acre** is proposed for areas zoned C-1 (including much of the Transit Triangle near Ashland Street/Siskiyou Boulevard), which will either push feasibility of multifamily over townhouses, or push smaller townhouses on lots averaging less than 1,750 square feet.
- Existing **access management standards** that establish required distances between curb cuts will direct townhouse development towards alley access, limiting curb cuts directly onto streets and presence of driveways and garages in the pedestrian realm. Access management standards will generally preclude



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direct access onto higher order streets (boulevards and avenues), directing townhouses to local or collector streets within the CFA interior.

- Proposed CFA standards would allow **minimum lot frontages** of 20 feet (generally compatible with proposed minimum densities, compared to 40-foot citywide standard) if alley access is provided, to further emphasize alley-oriented townhouses.
- Additionally, parallel efforts in the [walkable design standards](#) project have highlighted opportunities to enhance design standards for townhouses, particularly the transition between private and public realm.

Solar Access: Ashland's Solar Access standards (AMC 18.4.8) are intended to maintain access to sunlight and enhance feasibility of solar energy systems, however, they can result in significant setbacks that could limit the feasibility of taller buildings to be permitted within the CFAs. Several existing zones and overlays address this potential conflict by limiting applicability of the solar access standards to the perimeter of a given area or within a certain distance of residential zones, including within the Croman Mill District, downtown (C-1-D), and the C-1 zone generally. We recommend prioritizing CFA development capacity by limiting the applicability of solar setbacks to sites within 100 feet of a residential zone outside of the overlay, which would primarily impact sites along the northern edge of the proposed Railroad Property CFA and the rear yards of commercial sites along the north side of Ashland Street.

Building Stepbacks: Step-backs are one tool to soften the edges of taller buildings if there are concerns about compatibility with adjacent, lower scale development. The existing step-back standards in the Transit Triangle (TT) Overlay, though never used, were used as a model for the proposed CF Overlay standard requiring a step-back of ten feet for any portion of the building over 25 feet tall within 25 feet of a residential zone outside of the overlay. Requiring step-backs can discourage taller development and may require additional analysis under CFEC rules to account for decreased building capacity on upper stories.

Design Standards: The proposed changes include expanding the Detail Site Review zone to include the full extent of both CFAs; the existing basic site design and detail site design standards will be applied to future CFA development. *(The City is collaborating on a separate project to review and revise design standards to enhance walkable design, consistent with related CFEC provisions in OAR 660-012-0330, that will address design within CFAs and beyond, such as noted for townhouses.)*

Changes to C-1/E-1 Maximum Density: Separate from required CFA changes, there has been some discussion about removing maximum densities in all C-1 and E-1 zoned areas within the city, beyond the CFAs. Residential uses are only permitted as mixed-use developments in C-1 and limited to select portions of E-1 within the Residential (R) overlay; current maximum densities are 30 units per acre in C-1 and 15 units per acre in E-1. Removing maximum densities could support more mixed-use development in these areas, subject to existing 40-foot maximum height rather than specific density allowances. *Is there interest to remove the maximum density at this time, or to wait to review emerging development patterns in the proposed CFAs to gauge effects of changing density standards prior to considering changes to the base zones, as recommended by Planning Commission?*

Changes to Downtown Zoning (C-1-D): There was previously discussion about revising the downtown (C-1-D) standards to allow CFA-scale development, without formal CFA-designation, including:

- Permitting multifamily dwellings outright without a ground-floor commercial or office requirement, subject to a minimum density of 30 dwelling units per acre.
- Increasing allowed height from 40 feet to 50 feet outright, with option to increase height to 60 feet (rather than current 55 feet) through a conditional use permit.
- Eliminating maximum density for all residential and mixed-use projects.

The Planning Commission expressed interest in exploring these changes, and also continues to have interest in further study of designating the downtown separately. *Is there City Council interest to make these changes at this time?*



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FISCAL IMPACTS

DLCD is funding the consultant work and managing the grants for this project, Ashland's contribution is in the form of staff time to support the consultant work and subsequent code adoption efforts.

SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

Based on Council input tonight, the consultants will work with staff to finalize recommended code amendments and come back to the Council with an ordinance package, including the final boundaries of the proposed Climate Friendly Area overlay zones and the associated code amendments to regulate them in a manner consistent with the CFEC rules, for a public hearing and first reading on May 6th.

REFERENCES & ATTACHMENTS

1. CFACodeUpdateMemo_JET_CCWorkSession250317
2. CCWorkSessionAshland_JET_Powerpoint_250317
3. CFA_Draft Code Audit

MEMO

DATE: March 3, 2025
TO: Mayor Tonya Graham and City Council, City of Ashland
CC: Brandon Goldman and Derek Severson, City of Ashland
FROM: Elizabeth Decker, JET Planning
SUBJECT: Climate-Friendly Area Code Updates Review Draft
ATTACHED: A. Map of Proposed Climate Friendly Areas
B. Review Draft of Ashland Municipal Code Updates

BACKGROUND

The City of Ashland is working to designate Climate-Friendly Areas (CFAs) as part of the state's Climate Friendly and Equitable Communities (CFEC) program that aims to reduce climate pollution, provide more transportation and housing choices, and promote more equitable land use planning outcomes. The City is proposing to designate the Railroad Property and portions of the Transit Triangle as CFAs based on engagement with Planning Commission, City Council, stakeholders and the public in earlier phases of this project. The City must take action to amend the development code, zoning maps and Comprehensive Plan to adopt one or more CFAs that meet applicable rules by June 30, 2025.

I. CODE CHANGES SUMMARY

Proposed code updates to the City's zoning code standards were developed to meet or exceed the state standards for CFAs within Ashland's proposed CFAs for the Railroad Property and the commercial/employment areas bounded by Ashland Street and Siskiyou Boulevard known as the Transit Triangle. The core CFA land use requirements to be implemented through existing and proposed code standards include:

- **Use standards** that permit multi-family housing (5+ units), attached townhomes, office uses, non-auto dependent commercial uses, child care, schools and other public/civic uses, either as single-use or mixed-use development.
- **Density standards** that require a minimum density of at least 15 units per net acre (du/ac) with no maximum density, maximum FAR or minimum lot sizes that would function as a maximum density.
- **Height standards** that allow a maximum height of at least 50 feet.

The proposed approach retains the existing base zones for these areas, which include areas zoned Commercial (C-1), Employment (E-1) and Low Density Multiple Family Residential (R-2)¹, and applying a new Climate Friendly (CF) Overlay which would replace the existing Residential (R) Overlay in the Railroad Property and the Transit Triangle (TT) Overlay. The R Overlay applies elsewhere in the City and would be retained, whereas the TT Overlay would be deleted as it is superseded by the CF Overlay in the commercial and employment areas and the residential areas retain their existing base zones with no overlay.

The following table summarizes the proposed code updates, and notes areas for further discussion as detailed in Section II below.

Item	Code Section	Intent
1	Table 18.2.1.020	Add CF Overlay and remove TT Overlay from list of City zones and overlays.
2	Table 18.2.2.030	Remove special use standards referencing the TT Overlay for Multifamily Dwellings. Note that references to use exceptions within the new CF Overlay are not proposed within the table to limit the number of exceptions; instead, the overarching statement in AMC 18.2.2.030(E) establishes that the base zone standards may be amended by specific overlay standards.
3	Table 18.2.2.030	Delete 'Commercial Retail Sales and Services' category that duplicates existing 'Retail Sales and Services' category, which is the preferred, defined term in 18.6.1.
4	Table 18.2.2.030	No change: Maintain allowed locations for 'Drive-up Uses,' limited to area east of Ashland Street at intersection with Siskiyou Boulevard. While this is within the proposed CFA,

¹ The proposed CFA boundary includes several properties along the south side of Ashland Street between Normal Avenue and Park Street zoned R-2, including Fire and Rescue Station #2 and the former Ross Johnston site. The properties are developed or redevelopable with mixed use, commercial or civic uses, and their inclusion within the CFA provides continuity along Ashland Street. All other residentially zoned portions of the TT Overlay are proposed to revert to their base zones rather than be included within the CF Overlay.

Item	Code Section	Intent
		the additional limitation preventing new drive-up uses and design standards for drive-up facilities are intended to manage potential impacts to walkability and urban design within the CFA.
5	18.2.3.130	Clarify option to develop residential uses within the C-1 and E-1 zones within the CF Overlay, separate from special use standards that otherwise apply in base zones.
6	18.2.6	No change: No revisions proposed to the base zone dimensional standards; the overlay standards apply instead. Proposed AMC 18.3.14.050 states that CF standards apply in lieu of this table.
7	18.3.12.030	Expand the extent of the Detail Site Review Overlay on the Site Design Zones map to include the entirety of both CFAs; the majority but not all of those areas are currently included. Applying the Detail Site Review Overlay will make the CFAs subject to additional design standards in 18.4.2.040 that align with the CFEC walkable urban design standards, and will require Type II review for developments over 10,000 SF.
8	18.3.12.060	Limit Pedestrian Places (PP) overlay to only apply outside of CF Overlay, to avoid overlap. • Delete TT Overlay reference in 18.3.12.060.B.4. • Remove first two of three map figures in Figure 18.3.12.060, limiting extent of overlay to Main St/Mountain Ave vicinity. • Delete concept plan figures for the Tolman Creek Rd/Ashland St and Walker Ave/Ashland St pedestrian places.
9	18.3.12.070.A	Establish that CF overlay applies to properties zoned CF on the Zoning Map.
10	18.3.13.010.C	Remove reference to Transit Triangle Overlay in Residential Overlay requirements.
11	Figure 18.3.13.010	Exclude Railroad Property from the Residential Overlay by revising map figure (to be developed separately).
12	18.3.14 (existing)	Delete TT Overlay standards.
13	18.3.14 (new)	Establish new CF Overlay that applies in addition to and supersedes base zone requirements, to be designated on the Zoning Map.
14	18.3.14.040	Revise use standards in underlying zones:

Item	Code Section	Intent
		• Add attached single-family dwellings, multifamily dwellings, retail uses, restaurants, schools and parks as permitted uses for C-1 and E-1 zoned areas within the overlay. • Prohibit self-service storage and require conditional use permit for wholesale storage and distribution in E-1 zoned areas. • Add child care centers, governmental offices, offices, retail sales and services as permitted uses for R-2 zoned areas.
15	18.3.14.040.C	• Add special use standards for attached single-family dwellings that link access and lot frontage standards, promoting the use of alleys to serve any townhouse lots and steering developments away from arterials. Intended to create walkability and limit curb cuts. • Add special use standards for multifamily dwellings to retain mixed-use requirement (minimum 35% nonresidential use on ground floor, both vertical and horizontal options). Add exemptions for: • Affordable housing projects, as required by state law. • Buildings developed with ‘commercial-ready’ ground floor space.
16	18.3.14.050	Supersede dimensional standards in base zones to include: • New minimum density. Must be at least 15 du/ac in CFAs, as proposed in E-1 and R-2, with higher 25 du/ac proposed in C-1 for more robust development tilted towards multifamily rather than townhouses. • Exceptions to minimum density proposed, consistent with state rules, for mixed use buildings that have a FAR of 2.0+ or renovations of existing structures. • Minimum FAR of 0.5 proposed, similar to existing TT overlay, to encourage robust development; not required by state rules. • Stepback proposed for upper stories abutting residential zones outside of the overlay. • Solar setbacks limited to buildings within 100 feet of a residential zone. • Increase maximum height to 50 feet, with bonus up to 60 feet allowed for affordable housing (or bonus permitted by state rules, whichever is greater).

Item	Code Section	Intent
17	18.3.14.060.A	Apply maximum block length standard of 350 feet for new developments larger than 5.5 acres, to implement state rules. All development subject to City's block length standard of 300 to 400 feet.
18	18.3.14.060.B	Apply 10-foot step-back for portions of buildings over 25 feet tall abutting residential zones outside of the overlay.
19	Figures 18.4.2.040.C.2, 3, 4	Expand Detail Site Review Overlay to include full extent of both CFAs by revising map figures (to be developed separately).

II. REVIEW CONCEPTS

Several proposed aspects of the CFA code are discussed in more detail below, inclusive of initial Planning Commission feedback. In addition to looking for general support for the proposed direction, specific questions for Council discussion are noted for discussion at the upcoming work session.

A. Auto-Oriented & Large-Scale Uses Within CFAs

In addition to the uses that must be added as permitted uses in the CF Overlay, we reviewed auto-oriented or large-scale uses otherwise permitted in the C-1 and E-1 zones that may not align with the intent of the vibrant, walkable, mixed use development pattern in the CFAs. We recommend a judicious approach to limiting any uses because together the two CFAs encompass a significant portion of the City's commercial and employment lands and thus, further use limitations could interfere with existing uses and with citywide economic development goals. Several uses to consider within the CFAs:

- Further limitations on **'Drive-Up Uses'** are not proposed for the CF Overlay because drive-up uses are effectively limited through existing standards prohibiting creation of any new drive-ups and limiting them to Ashland Street east of the intersection with Siskiyou Boulevard. Further consideration of drive-up design standards should be considered to ensure any new drive-ups incorporate walkable design features like walk-up windows to better integrate them within the CF Overlay.
- Further limitations on auto-oriented uses are not proposed because of existing limitations and conditional use requirements in the C-1 and E-1 zones; they are not permitted in R-2. **'Automotive and Truck Repair, or Service,'** including fueling station, car wash, tire sales and repair/replacement, painting, and other repair are subject to special use standards and require conditional use permits for gas stations, where

permitted. **‘Automotive Sales and Rental,’** which includes motorcycles, boats, RVs, and trucks, requires a conditional use permit. There are several existing auto service uses on Ashland Street that will be within the CFA that could be impacted; Planning Commission direction was to maintain existing limitations rather than create nonconforming uses.

- No changes proposed to industrial and employment uses permitted in the E-1 zone, such as **cabinetry, food product manufacturing, or general manufacturing.** The intent of the E-1 areas is to provide employment opportunities and changing use standards may affect existing manufacturing within the Railroad Property and future industrial development potential and, as noted by the Planning Commission, city economic development strategies promote specialty food manufacturing. Off-site impacts associated with these uses can be addressed through existing special use standards, including potential impacts to future residential uses developed within the CF Overlay.
- Large-scale storage uses often generate few jobs and limited activity, which could detract from the intended vibrancy of the CFAs, such as **‘Self-Service Storage, Commercial’** and **‘Wholesale Storage and Distribution,’** including Marijuana Wholesale. There are some additional E-1 zoned properties located on both sides of the freeway outside of the CF Overlay as alternative locations. *Do you support prohibiting self-storage and requiring a conditional use permit for wholesale storage in E-1 only, in line with Planning Commission direction?*

B. Townhouses

There has been discussion about whether attached single-family dwellings (townhouses) as required by CFEC rules are a good fit for Ashland’s CFAs. There are several existing and proposed standards that will apply to townhouses that will enhance their compatibility with the CFA and Ashland goals for these areas.

- **A minimum density of 25 units per acre** is proposed for areas zoned C-1 (including much of the Transit Triangle near Ashland Street/Siskiyou Boulevard), which will either push feasibility of multifamily over townhouses, or push smaller townhouses on lots averaging less than 1,750 square feet.
- Existing **access management standards** that establish required distances between curb cuts will direct townhouse development towards alley access, limiting curb cuts directly onto streets and presence of driveways and garages in the pedestrian realm. Access management standards will generally preclude direct access onto higher order streets (boulevards and avenues), directing townhouses to local or collector streets within the CFA interior.

- Proposed CFA standards would allow **minimum lot frontages** of 20 feet (generally compatible with proposed minimum densities, compared to 40-foot citywide standard) if alley access is provided, to further emphasize alley-oriented townhouses.
- Additionally, parallel efforts in the **walkable design standards** project have highlighted opportunities to enhance design standards for townhouses, particularly the transition between private and public realm.

C. Solar Setbacks

The City's Solar Access standards (AMC 18.4.8) are intended to maintain access to sunlight to enhance feasibility of solar energy systems, however, they can result in significant setbacks that could limit feasibility of taller buildings to be permitted within the CFAs. Several existing zones and overlays address this potential conflict by limiting applicability of the solar access standards to the perimeter of a given area or within a certain distance of residential zones, including within the Croman Mill District, downtown (C-1-D), and the C-1 zone generally. We recommend prioritizing CFA development capacity by limiting applicability of solar setbacks to sites within 100 feet of a residential zone outside of the overlay, which would primarily impact sites along the northern edge of the proposed Railroad Property CFA and the rear yards of commercial sites along the north side of Ashland Street.

D. Building Height Step-backs

Step-backs are one tool to soften the edges of taller buildings if there are concerns about compatibility with adjacent, lower scale development. The existing step-back standards for the TT Overlay, though never used, were used as a model for the proposed CF Overlay standard requiring a step-back of 10 feet for any portion of the building over 25 feet tall within 25 feet of a residential zone outside of the overlay. Requiring step-backs can discourage taller development, and may require additional analysis under CFEC rules to account for decreased building capacity on upper stories.

E. Design Standards

The proposed changes include expanding the Detail Site Review zone to include the full extent of both CFAs; the existing basic site design and detail site design standards will be applied to future CFA development. The City is collaborating on a separate project to review and revise design standards to enhance walkable design, consistent with related CFEC provisions in OAR 660-012-0330, that will address design within CFAs and beyond, such as noted for townhouses.

F. Changes to C-1 and E-1 Maximum Density

Separate from required CFA changes, there was discussion about removing maximum densities in all C-1 and E-1 zoned areas within the city, beyond the CFAs. Residential uses are only permitted as mixed-use developments in C-1 and limited to select portions of E-1 within

the Residential (R) overlay; current maximum densities are 30 units per acre in C-1 and 15 units per acre in E-1. Removing maximum densities could support more mixed-use development in these areas, subject to existing 40-foot maximum height rather than specific density allowances. *Is there interest to remove the maximum density at this time, or to wait to review emerging development patterns in the proposed CFAs to gauge effects of changing density standards prior to considering changes to the base zones, as recommended by Planning Commission?*

G. Changes to Downtown Zoning

Similar to but separate from the changes within the CFAs, there was earlier discussion about revising the downtown (C-1-D) standards to allow similar CFA-scale development including:

- Permitting multifamily dwellings outright without a ground-floor commercial or office requirement, subject to a minimum density of 30 units per acre.
- Increasing allowed height from 40 feet to 50 feet outright, with option to increase height to 60 feet (rather than current 55 feet) through a conditional use permit.
- Eliminating maximum density for all residential and mixed-use projects.

Planning Commission expressed interest in exploring these changes, noting both interest to include some downtown changes at the same time as CFA implementation and interest to study downtown separately. *Is there City Council interest to make these changes at this time?*

III. NEXT STEPS

Planning Commission and City Council comments at their respective work sessions will inform the final draft code, which will be considered for adoption prior to June 2025. Additional City efforts to support climate friendly development patterns and meet other portions of CFEC requirements will continue in parallel with separate deadlines, including code updates to promote walkable urban design and a Transportation System Plan (TSP) update.

CLIMATE FRIENDLY AREA IMPLEMENTATION



CITY OF ASHLAND CITY COUNCIL
MARCH 17, 2025

3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING





OVERVIEW

Climate Friendly & Equitable Communities (CFEC) program

**Parking
Reform**

**Climate
Friendly
Areas**

**TSP
Update**

PROJECT APPROACH

Designate one or more Climate Friendly Areas (CFAs) and update zoning code and maps to implement

Build on Phase 1 CFA Study

Code Analysis

Market Study

Community Engagement

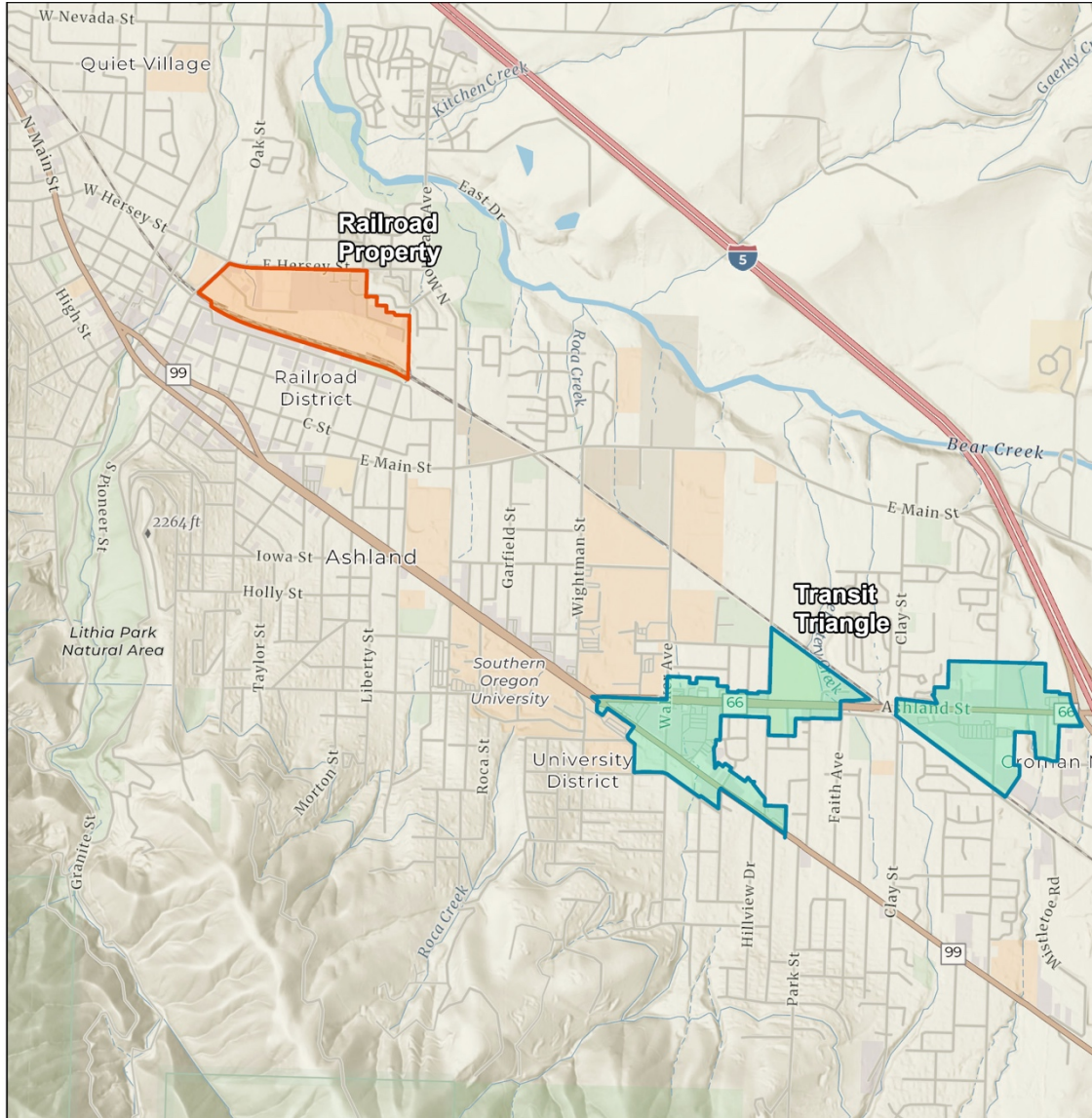
Code Updates & Adoption

Work sessions:

- Planning Commission 2/25/25
- City Council 3/17/25

Adoption April-June

PROPOSED CLIMATE FRIENDLY AREAS



Railroad Property:

- Near downtown, existing mix of development, significant gap between existing zoning and potential development

Commercial/employment portion of Transit Triangle:

- Aligns with intent for area, need to update existing overlay, near SOU, exclude (most) residential areas to limit changes

Downtown and Croman Mill not recommended

ADDITIONAL RECOMMENDATIONS

- Address development goals for Croman Mill through master plan process in negotiation with applicant
 - City would have CFA overlay to apply in future as alternative
- Downtown is largely developed, existing code similar to CFA standards
 - Limited additional benefit from CFA overlay here, may conflict with Historic District standards and review





PROPOSED IMPLEMENTATION

KEY CFA LAND USE REQUIREMENTS

Allow multifamily residential (with ground-floor mixed-use)

Allow townhouses

Allow commercial, office and civic uses

Allow at least 50-foot building height

Require at least a minimum density of 15 du/ac

Apply no maximum density

IMPLEMENTATION APPROACH

- Maintain base zones for CFAs
- Simplify existing overlays:
 - Remove existing Transit Triangle Overlay
 - Remove Residential Overlay in Railroad Property
 - Apply Detail Site Review Overlay to full extent of both CFAs
- Introduce new Climate Friendly Overlay for CFAs:
 - Supersedes base zone standards for uses, dimensions and density

Map and code
updates
proposed

RAILROAD PROPERTY CFA

Employment (E-1)
Residential Overlay (R)
Detail Site Review Overlay
(part)



Employment (E-1)
Climate Friendly Overlay (CF)
Detail Site Review Overlay
(all)

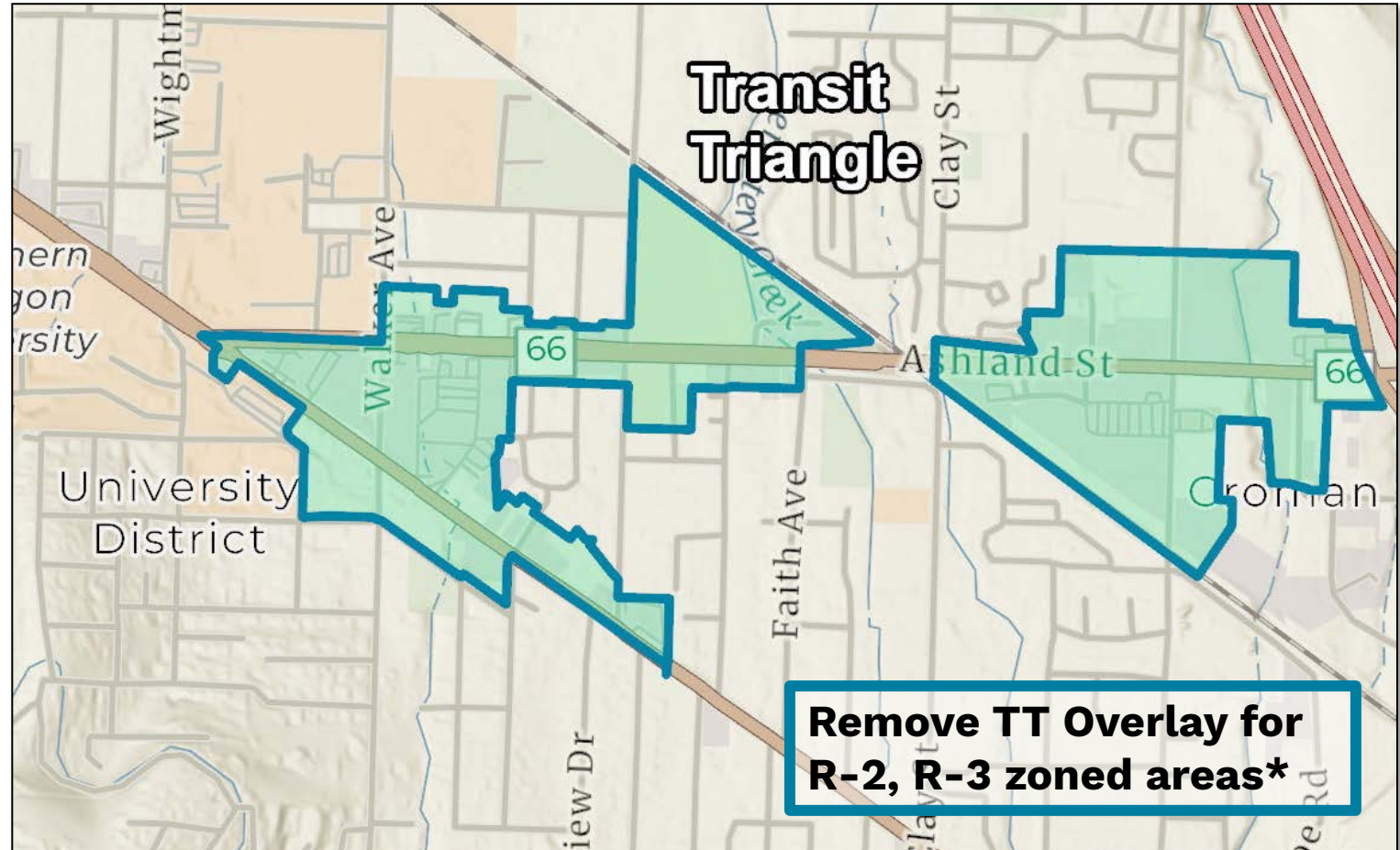


TRANSIT TRIANGLE CFA

Commercial (C-1), E-1, R-2
Transit Triangle Overlay (TT)
Pedestrian Places Overlay (part)
Detail Site Review Overlay (part)



C-1, E-1, R-2
Climate Friendly Overlay (CF)
Detail Site Review Overlay (all)



CF OVERLAY KEY FEATURES

USES

- Allow attached single-family dwellings, maintain access standards
- Allow multifamily dwellings as mixed-use (except affordable housing, commercial-ready)
- Allow retail, restaurants, office
- Maintain drive-ups, auto-oriented uses w/existing limitations
- Maintain employment uses, address off-site impacts as needed
- Allow schools, parks, child care, government offices
- *Propose limiting storage uses*

DIMENSIONS

- New minimum density:
 - 15 du/ac in E-1, R-2
 - 25 du/ac in C-1
 - Exceptions for mixed use, existing structures
- No maximum density
- Minimum 0.5 FAR
- No setbacks, apply solar setbacks to buildings within 100 ft of residential zone
- 10-ft step-backs for upper stories abutting residential
- Increase max height to 50 ft, 60 ft for affordable housing
- Max block length of 350 ft

Apply Detail
Site Design
Review
standards
Additional
CFEC walkable
design
standards tbd

REFINE: AUTO-ORIENTED & LARGE-SCALE USES IN CFAs

- **No changes proposed to auto-oriented uses**
 - ‘Drive-Up Uses,’ already limited
 - ‘Automotive and Truck Repair, or Service,’ gas station, car wash, tires, repair, limitations or conditional use permit required
 - ‘Automotive Sales and Rental,’ conditional use permit required
- **No changes proposed to industrial and employment uses in E-1**
 - E.g., cabinetry, food product manufacturing, general manufacturing
- **Propose limiting large-scale storage uses**
 - ‘Self-Service Storage, Commercial’
 - ‘Wholesale Storage and Distribution’

Balance walkable, mixed-use goals of CFAs with broader City economic development goals, existing businesses given that most C-1, E-1 zoned land is within proposed CFAs

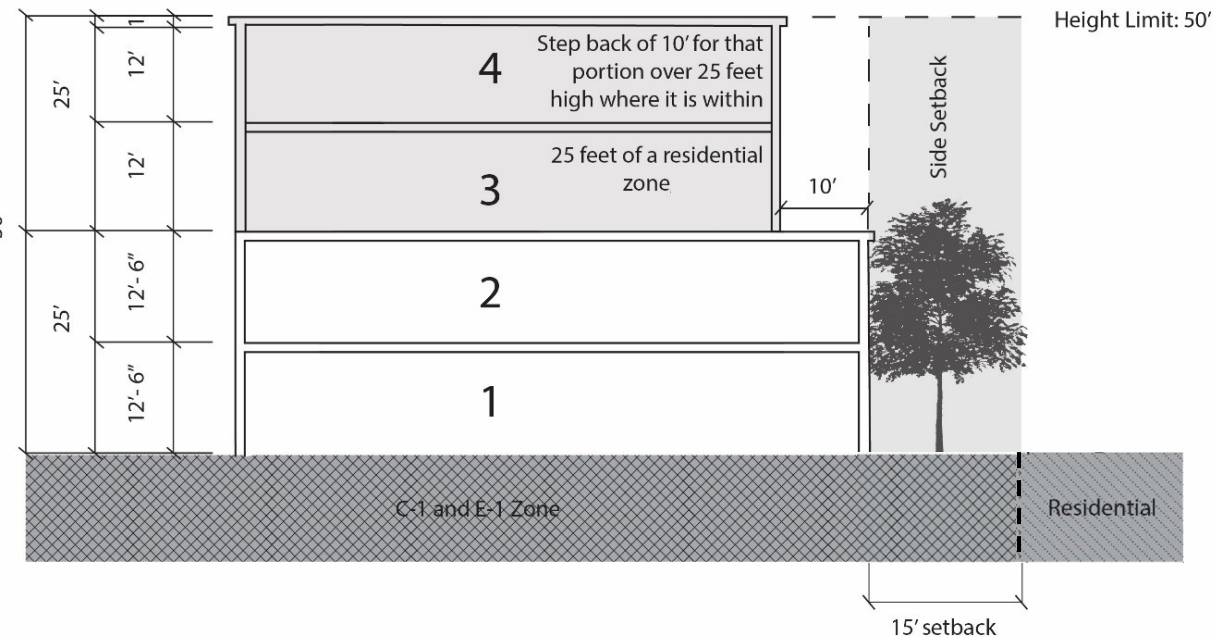
REFINE: TOWNHOUSES IN CFAs

- Townhouses must be permitted in CFAs, subject to standards that will address built form:
 - Proposed **minimum density** of 25 du/ac in C-1 to encourage multifamily or smaller townhouses (1,750-SF lots); 15 du/ac in E-1, R-2 would allow 2,900-SF lots
 - Existing **access management** standards:
 - Driveways must be 75-100 ft apart for avenues and boulevards, 24 ft apart for local streets
 - Likely to push alley-loaded townhouses rather than individual street-facing garages and driveways
 - Alley access required to utilize proposed 20-ft **lot frontage** standard, rather than 40 ft
 - *Support for proposed standards?*



REFINE: SITE & DESIGN STANDARDS IN CFAs

- **Propose limiting applicability of solar setbacks within CF Overlay**
 - Would only apply solar setbacks within 100 ft of residential zone outside of overlay
 - Significant setbacks for 50-ft buildings could limit CFA scale
 - Other areas limit solar applicability: Croman Mill, downtown, C-1 zone
- **Propose applying building height step-backs**
 - Portions of buildings over 25 ft would be stepped back 10 ft from residential zones outside of overlay, plus 15-ft yard setback
 - Tool from TT Overlay, used to address bulk of large buildings
- **Detail Site Review Overlay and walkable design standards to apply within CFAs**



REFINE: EXPAND ALLOWANCES OUTSIDE CFAs

- Consider removing maximum density in C-1 and E-1 zones citywide *(optional)*
 - Only mixed-use development permitted in C-1, up to 30 du/ac currently
 - Only mixed-use development permitted in portions of E-1 with Residential Overlay, up to 15 du/ac currently
- Consider companion changes to downtown (C-1-D) zoning for similar CFA-scale development, without CFA designation *(optional)*
 - Permit multifamily dwellings outright without mixed use requirement, at 30 du/ac minimum density
 - Increase max height from 40 ft to 50 ft outright, with option to increase to 60 ft (currently 55 ft) as conditional use
 - Remove maximum density, in place of current 60 du/ac maximum



DISCUSSION & QUESTIONS

Ashland Climate Friendly Areas

Draft Code Amendments

Discussion Draft Code Audit prepared by Jet Planning & 3J Consulting:

- Proposed Code Amendments to AMC 18.2.1
- Proposed Code Amendments to AMC 18.2.2
- Proposed Code Amendments to AMC 18.2.3.130
- Proposed Code Amendments to AMC 18.3.12
- Proposed Code Amendments to AMC 18.3.13
- Proposed Code Amendments to AMC 18.3.14

Chapter 18.2.1

ZONING REGULATIONS AND GENERAL PROVISIONS

Sections:

- 18.2.1.010** **Purpose.**
- 18.2.1.020** **Zoning Map and Classification of Zones.**
- 18.2.1.030** **Determination of Zoning Boundaries.**
- 18.2.1.040** **Applicability of Zoning Regulations.**

18.2.1.010 Purpose

Chapter [18.2.1](#) establishes zoning districts pursuant to the Comprehensive Plan. Every parcel, lot, and tract of land within the City is designated with a zoning district, or zone. The use of land is limited to the uses allowed by the applicable zone.

18.2.1.020 Zoning Map and Classification of Zones

For the purpose of this ordinance, the City is divided into zones designated and depicted on the Zoning Map, pursuant to the Comprehensive Plan Map, and summarized in Table [18.2.1.020](#).

Table 18.2.1.020.

Base Zones	Overlay Zones
Residential - Woodland (WR)	Airport Overlay
	Detail Site Review Overlay
Residential - Rural (RR)	Downtown Design Standards Overlay

Residential - Single-Family (R-1-10, R-1-7.5, and R-1-5)	Freeway Sign Overlay
Residential - Suburban (R-1-3.5)	Historic District Overlay
Residential - Low Density Multiple Family (R-2)	Pedestrian Place Overlay
Residential - High Density Multiple Family (R-3)	Performance Standards Options Overlay
Commercial (C-1)	Physical and Environmental Constraints Overlay
Commercial - Downtown (C-1-D)	-Hillside Lands
Employment (E-1)	-Floodplain Corridor Lands
	-Severe Constraints Lands
Industrial (M-1)	-Water Resources
	-Wildfire Lands
Special Districts	
Croman Mill District (CM)	Residential Overlay
	Transit Triangle Overlay Climate Friendly Overlay
Health Care Services District (HC)	
Normal Neighborhood District (NN)	
North Mountain Neighborhood District (NM)	

Southern Oregon University District (SOU)	
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18.2.1.030 Determination of Zoning Boundaries

Unless otherwise specified, zoning boundaries are lot lines, the centerlines of streets, and railroad right-of-way, or such lines extended. Where due to the scale, lack of scale, lack of detail or illegibility of the Zoning Map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of a zoning boundary, the Staff Advisor or, upon referral, the Planning Commission or City Council, shall determine the boundary as follows:

- A. Rights-of-way.** Boundaries that approximately follow the centerlines of a street, highway, alley, bridge, railroad, or other right-of-way shall be construed to follow such centerlines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zoning designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a zoning boundary, the vacated lands within the former right-of-way shall be allocated proportionately to the abutting zones.
- B. Parcel, lot, tract.** Where a zoning boundary splits a lot into two zones and the minimum width or depth of a divided area is 20 feet or less, the entire lot shall be placed in the zone that accounts for the greater area of the lot by the adjustment of the zoning boundary. Where a zoning boundary splits a lot into two zones and the minimum width and depth of both divided areas is greater than 20 feet, the lot shall have split zoning with lot area designated proportionately to each zone.
- C. Jurisdiction boundary.** Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary.
- D. Natural features.** Boundaries indicated as approximately following the centerlines of a river or stream, a topographic contour, or similar feature not corresponding to any feature listed in section [18.2.1.030](#), above, shall be construed as following such feature.

18.2.1.040 Applicability of Zoning Regulations

Part [18.2](#) applies to properties with base zone, special district, and overlay zone designations, as follows:

Table 18.2.1.040. Applicability of Standards to Zones, Plan Districts and Overlays

Designation	Applicability
Base Zones	
Residential - Woodland (WR)	Chapter 18.2 Applies Directly
Residential - Rural (RR)	Chapter 18.2 Applies Directly
Residential - Single-family (R-1-10, R-1-7.5, R-1-5)	Chapter 18.2 Applies Directly
Residential - Suburban (R-1-3.5)	Chapter 18.2 Applies Directly
Residential - Low Density Multiple Family (R-2)	Chapter 18.2 Applies Directly
Residential - High Density Multiple Family (R-3)	Chapter 18.2 Applies Directly
Commercial (C-1)	Chapter 18.2 Applies Directly
Commercial - Downtown (C-1-D)	Chapter 18.2 Applies Directly
Employment (E-1)	Chapter 18.2 Applies Directly
Industrial (M-1)	Chapter 18.2 Applies Directly
Special Districts	
Croman Mill District Zone (CM)	CM District Replaces chapter 18.2

Designation	Applicability
Health Care Services Zone (HC)	
Normal Neighborhood District (NN)	NN District Replaces chapter 18.2
North Mountain Neighborhood (NM)	NM District Replaces chapter 18.2
Southern Oregon University (SOU)	
Overlay Zones	
Airport	Overlay Modifies chapter 18.2
Detail Site Review	Overlay Modifies chapter 18.2
Downtown Design Standards	Overlay Modifies chapter 18.2
Freeway Sign	Overlay Modifies chapter 18.2
Historic	Overlay Modifies chapter 18.2
Pedestrian Place	Overlay Modifies chapter 18.2
Performance Standards Options	Overlay Modifies chapter 18.2
Physical and Environmental Constraints	Overlay Modifies chapter 18.2
Residential	Overlay Modifies chapter 18.2
Transit Triangle Climate Friendly	Overlay Modifies chapter 18.2

Chapter 18.2.2

BASE ZONES AND ALLOWED USES

Sections:

18.2.2.010	Purpose.
18.2.2.020	Applicability.
18.2.2.030	Allowed Uses.

18.2.2.010 Purpose

Chapter [18.2.2](#) regulates allowed land uses pursuant to the Comprehensive Plan and the purposes of this ordinance, per chapter [18.1.2](#).

18.2.2.020 Applicability

All uses of land in the City are subject to the regulations of chapter [18.2.2](#). Certain types of land uses are also subject to the Special Use regulations in chapter [18.2.3](#), and some properties are subject to the overlay zone regulations contained in part [18.3](#), as applicable.

18.2.2.030 Allowed Uses

A. Uses Allowed in Base Zones. Allowed uses include those that are permitted, permitted subject to special use standards, and allowed subject to approval of a conditional use permit. Where Table [18.2.2.030](#) does not list a specific use and part [18.6](#) does not define the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, following the procedures of section [18.1.5.040](#).

B. Permitted Uses and Uses Permitted Subject to Special Use Standards. Uses listed as “Permitted (P)” are allowed. Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to chapter [18.2.3](#), Special Use Standards. All uses are subject to

the development standards of the zone in which they are located, any applicable overlay zone(s), and the review procedures of part [18.5](#). See section [18.5.1.020](#).

C. Conditional Uses. Uses listed as “Conditional Use Permit Required (CU)” are allowed subject to the requirements of chapter [18.5.4](#).

D. Prohibited Uses. Uses not listed in Table [18.2.2.030](#) and not found to be similar to an allowed use following the procedures of section [18.1.5.040](#) are prohibited. Prohibited uses are subject to the violations, complaints, and penalties sections in [18.1.6.080](#), [18.1.6.090](#), and [18.1.6.100](#).

E. Uses Regulated by Overlay Zones. Notwithstanding the provisions of chapter [18.2.2](#), additional land use standards or use restrictions apply within overlay zones. An overlay zone may also provide for exceptions to some standards of the underlying zone. For uses allowed in special districts CM, HC, NM, NN and SOU, and for regulations applying to the City’s overlay zones, refer to part [18.3](#).

F. Accessory Uses. Uses identified as “Permitted (P)” are permitted as primary uses and as accessory uses. For information on other uses that are customarily allowed as accessory, please refer to the description of the land use categories in part [18.6](#), Definitions.

G. Mixed-Use. Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

H. Temporary Uses. Temporary uses require a conditional use permit under chapter [18.5.4](#), except as follows:

1. **Short-Term Events.** The Staff Advisor may approve through ministerial review short-term temporary uses occurring once in a calendar year and lasting not more than 72 hours including set-up and take-down. Activities such as races, parades, and festivals that occur on public property (e.g., street rights-of-way, parks, sidewalks, or other public grounds) require a special event permit pursuant to chapter [13.03](#).
2. **Short-Term Food Truck Event.** The Staff Advisor may approve through ministerial review the short-term temporary operation of a food truck occurring not more than once per month and lasting not more than 72 hours including set-up and take-down. In addition to the short-term food truck event permit, food truck vendors shall obtain a business license,

register for and pay applicable food and beverage tax, and receive any requisite inspections from the Building and Fire Departments and the Jackson County Environmental Public Health Department. Short-term food truck events are not to be permitted in residential zones.

3. Garage Sales. Garage sales shall have a duration of not more than two days and shall not occur more than twice within any 365-day period. Such activity shall not be accompanied by any off-premises advertisement. For the purpose of this chapter, garage sales meeting the requirements of this subsection shall not be considered a commercial activity.

4. Temporary Buildings. Temporary occupancy of a manufactured housing unit or similar structure may be permitted for a period not to exceed 90 calendar days upon the granting of a permit by the Building Official. Such occupancy may only be allowed in conjunction with construction on the site. Said permit shall not be renewable within a six-month period beginning at the first date of issuance, except with approval of the Staff Advisor.

I. Disclaimer. Property owners are responsible for verifying whether a proposed use or development meets the applicable standards of this chapter.

Table 18.2.2.030. Uses Allowed by Zone

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
A. Agricultural Uses¹										
Agriculture, except Keeping of Bees, Livestock and Micro-Livestock, Homegrown Marijuana Cultivation, and Marijuana Production	P	P	P	P	P	P	N	N	N	Animal sales, feed yards, keeping of swine, commercial compost, or similar uses not allowed
Keeping of Bees	S	S	S	S	S	S	N	N	N	Sec. 18.2.3.160
Keeping of Livestock	S	N	N	N	S	S	N	N	N	
Keeping of Micro-Livestock	S	S	S	S	S	S	N	N	N	
Marijuana Cultivation, Homegrown	S	S	S	S	S	S	S	S	S	Sec. 18.2.3.190 See General Industrial, Marijuana Production
B. Residential Uses										

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Single-Family Dwelling	P	P	P	P	P	P	S	S	N	See Single-Family standards in Sec. 18.2.5.090 Sec. 18.2.3.130 for dwellings in C-1 zone and E-1 zone Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Accessory Residential Unit	S	S	S	S	S	S	N	N	N	Sec. 18.2.3.040 and 18.5.2.020.C.2 Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Cottage Housing	S	N	N	N	N	N	N	N	N	Sec. 18.2.3.090 , Cottage Housing
Duplex	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.110 , Duplex, and 18.5.2.020.C.2 Sec. 18.2.3.130 for dwellings in C-1 zone and E-1 zone Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Manufactured Home on Individual Lot	S	S	S	S	N	N	N	N	N	Sec. 18.2.3.170 and not allowed in Historic District Overlay
Manufactured Housing Development	N	S	CU+S	N	N	N	N	N	N	Sec. 18.2.3.180

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Multifamily Dwelling	N	P	P	P	N	N	S	S	N	Sec. 18.2.3.130 for C-1 zone and E-1 zone Dwellings in Transit Triangle (TT) Overlay, see chapter 18.3.14 Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Rental Dwelling Unit Conversion to For-Purchase Housing	N	N	S	S	N	N	N	N	N	Sec. 18.2.3.200
Home Occupation	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.150
C. Group Living										
Nursing Homes, Convalescent Homes	CU	CU	CU	CU	CU	CU	N	N	N	See chapter 18.3.3 , Health Care Services District

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Residential Care Home	P	P	P	P	P	P	N	N	N	Subject to State licensing requirements
Residential Care Facility	CU	P	P	P	CU	CU	N	N	N	Subject to State licensing requirements
Room and Boarding Facility	N	P	P	P	N	N	N	N	N	
D. Public and Institutional Uses										
Airport										See chapter 18.3.7 , Airport Overlay
Cemetery, Mausoleum, Columbarium	N	N	N	N	CU	N	N	N	N	
Child Care Facility	CU	CU	CU	CU	CU	CU	P	P	P	Family Child Care Home exempt from planning application procedure pursuant to ORS

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
										329A.440 , see part 18.6 for definition Subject to State licensing requirements
Club Lodge, Fraternal Organization	CU	CU	CU	CU	CU	CU	P	CU	CU	
Electrical Substation	N	N	N	N	N	N	CU	CU	P	
Hospitals	CU	CU	CU	CU	CU	N	N	N	N	See chapter 18.3.3 , Health Care Services District
Governmental Offices and Emergency Services (e.g., Police, Fire); excluding Outdoor Storage	CU	CU	N	N	CU	CU	P	P	P	
Mortuary, Crematorium	N	N	N	N	CU	N	P	P	P	
Park, Open Space, and Recreational Facility, including playgrounds, trails, nature preserves, athletic	P	P	P	P	P	P	N	N	N	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
fields, courts, swim pools, and similar uses										
Public Parking Facility	P	P	P	P	P	P	P	P	P	
Recycling Depot	N	N	N	N	N	N	N	P	P	Not allowed within 200 feet of a residential zone
Religious Institution, Houses of Worship	CU	CU	CU	CU	CU	CU	CU	CU	CU	
School, Private (Kindergarten and up)	CU	CU	CU	CU	CU	CU	N	N	N	
School, Public (Kindergarten and up)	P	P	P	P	P	CU	N	N	N	
School, Private College/Trade/Technical School	N	N	N	N	N	N	N	CU	P	
Utility and Service Building, Yard and Structure, Public and Quasi-	CU	CU	N	N	CU	CU	P	P	P	Includes public service building, yard, and

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Public, excluding electrical substations										structures such as public works yards Yards not allowed in the RR, WR, and C-1 zones
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	P or CU	P or CU	P or CU	Chapter 18.4.10
E. Commercial Uses										
Amusement/Entertainment, includes theater, concert hall, bowling alley, miniature golf, arcade; excluding drive-up uses	N	N	N	N	N	N	P	CU	P	
Automotive and Truck Repair, or Service; includes fueling station, car wash, tire sales and repair/replacement, painting, and other repair for automobiles,	N	N	N	N	N	N	S or CU	S or CU	P	Sec. 18.2.3.050 In C-1 zone, fuel sales and service is a permitted use provided within the Freeway Overlay, see chapter 18.3.8 ;

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
motorcycles, aircraft, boats, RVs, trucks, etc.										conditional use in locations outside of Freeway Overlay In E-1 zone, auto and truck repair is a permitted use if 200 feet or more from residential zones; fuel sales and service requires CU permit
Automotive Sales and Rental, includes motorcycles, boats, RVs, and trucks	N	N	N	N	N	N	CU	CU	P	Not allowed within Historic District Overlay
Accessory Travelers' Accommodation (See also Travelers' Accommodation)	N	N	CU+S	CU+S	N	N	N	N	N	Sec. 18.2.3.220
Bakery, except as classified as Food Processing	N	N	N	N	N	N	P	P	P	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Commercial Laundry, Cleaning, and Dyeing Establishment	N	N	N	N	N	N	S	S	P	Sec. 18.2.3.080
Commercial Recreation, includes country club, golf course, swimming club, and tennis club; excluding intensive uses such as driving range, race track, or amusement park	CU	CU	N	N	CU	CU	N	N	N	
Commercial Retail Sales and Services, except Outdoor Sales and Services	N	N	CU+S	N	N	N	P	S	S	In R-2 zone, uses limited to personal and professional services, except see Sec. 18.2.3.210 for retail uses allowed in Railroad Historic District In E-1 zone, Retail limited to 20,000 square

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
										feet of gross leasable floor space per lot In M-1 zone, uses limited to serving persons working in zone See Marijuana Retail Sales
Drive-Up Use	N	N	N	N	N	N	S	N	N	Per Sec. 18.2.3.100 , Drive-Up uses are limited to area east of Ashland St at intersection of Ashland St/Siskiyou Blvd
Food Trucks and Food Carts	N	N	N	N	N	N	S	S	S	Sec. 18.2.3.145
Hostel	N	N	CU	CU	N	N	CU*	N	N	*In C-1 zone, requires annual Type I review for at least the first three years, after which time the

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
										Planning Commission may approve a permanent facility through the Type II procedure
Hotel/Motel	N	N	N	N	N	N	CU	CU	P	
Kennel (See also Veterinary Clinic)	N	N	N	N	N	N	S	S	CU	No animals kept outside within 200 feet of a residential zone
Limited Retail Uses in Railroad Historic District	N	CU	CU	CU	N	N	N	N	N	Sec. 18.2.3.210 for Retail Uses Allowed in Railroad Historic District
Lumber Yard and Similar Sales and Rental of Building or Contracting Supplies, or Heavy Equipment	N	N	N	N	N	N	CU	CU	P	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Marijuana Retail Sales, includes sale of medical and recreational marijuana	N	N	N	N	N	N	S or CU	S or CU	N	Per Sec. 18.2.3.190 , marijuana retail sales are limited to the C-1 and E-1 zones and located on a boulevard or 200 feet or more from any residential zone, see Sec. 18.2.3.190
Nightclub, Bar	N	N	N	N	N	N	S	CU	P	Not allowed within the Historic District Overlay unless located in C-1-D
Office	N	N	CU	CU	N	N	P	P	P	
Outdoor Storage of Commodities or Equipment associated with an allowed use	N	N	N	N	N	N	CU	CU	P	
Plant Nursery, Wholesale, except Marijuana Production	N	N	CU	CU	N	N	N	N	N	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Restaurants	N	N	N	N	N	N	P	P	P	
Retail Sales and Services, except Outdoor Sales and Services	N	N	CU+S	N	N	N	P	S	S	In R-2 zone, uses limited to personal and professional services, except see Sec. 18.2.3.210 for retail uses allowed in Railroad Historic District In E-1 zone, Retail limited to 20,000 square feet of gross leasable floor space per lot In M-1 zone, uses limited to serving persons working in zone See Marijuana Retail Sales
Self-Service Storage, Commercial (Mini-Warehouse)	N	N	N	N	N	N	N	CU	P	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Travelers' Accommodation (See also Accessory Travelers' Accommodation)	N	N	CU+S	CU+S	N	N	N	N	N	Sec. 18.2.3.220
Veterinary Clinic	N	N	N	N	N	N	P	P	P	
F. Industrial and Employment Uses										
Cabinet, Carpentry, and Machine Shop, and related Sales, Services, and Repairs	N	N	N	N	N	N	N	S or CU	P	In the E-1 zone, uses within 200 feet of a residential zone require CU permit
Commercial Excavation and Removal of Sand, Gravel, Stone, Loam, Dirt or Other Earth Products	N	N	N	N	CU+S	N	N	N	N	Sec. 18.2.3.070
Concrete or Asphalt Batch Plant	N	N	N	N	N	N	N	N	CU	
Dwelling for a caretaker or watchman	N	N	N	N	N	N	N	CU	CU	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Food Products Manufacture/Processing/Preserving, including canning, bottling, freezing, drying, and similar processing and preserving	N	N	N	N	N	N	S	S	P	In the C-1 zone, manufacture or assembly of items sold is a permitted use, provided such manufacturing or assembly occupies 600 square feet or less, and is contiguous to the permitted retail outlet In the E-1 zone, see Sec. 18.2.3.140
Manufacture, General, includes Marijuana Laboratory, Processing, and Production	N	N	N	N	N	N	N	P or S	P or S	In E-1 and M-1 zones, marijuana laboratory, processing, and production are subject to the special use standards in Sec. 18.2.3.190 See Marijuana Cultivation, Homegrown

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Manufacture, Light; excluding saw, planing or lumber mills, or molding plants	N	N	N	N	N	N	S	P	P	Requires assembly, fabricating, or packaging of products from previously prepared materials such as cloth, plastic, paper, cotton, or wood In the C-1 zone, manufacture or assembly of items sold in a permitted use, provided such manufacturing or assembly occupies 600 square feet or less, and is contiguous to the permitted retail outlet
Outdoor Storage of Commodities or Equipment associated with an allowed use	N	N	N	N	N	N	CU	CU	P	

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Television and Radio Broadcasting Studio	N	N	N	N	N	N	N	P	P	
Wholesale Storage and Distribution, includes Marijuana Wholesale	N	N	N	N	N	N	N	S	S	Deliveries and shipments limited to 7 a.m. - 9 p.m. within 200 feet of a residential zone In E-1 and M-1 zones, marijuana wholesale is subject to the special use standards in Sec. 18.2.3.190
Wrecking, Demolition, and Junk Yards	N	N	N	N	N	N	N	N	CU	
G. Other Uses										
Temporary Tree Sales	N	N	N	N	N	N	P	N	N	Allowed from November 1 to January 1

	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Temporary Use	CU, except uses lasting less than 72 hours are subject to ministerial review, per Sec. 18.2.2.030.H									

1 KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

Chapter 18.2.3

SPECIAL USE STANDARDS

18.2.3.130 Dwelling in Non-Residential Zone

Where dwellings are allowed in non-residential zones, they are subject to all of the following requirements:

- A.** Dwellings in the E-1 zone are limited to the R-Overlay and the CF Overlay zones. See chapter 18.3.13 Residential Overlay, and chapter 18.3.14, Climate Friendly Overlay.
- B.** Dwellings in the E-1 and C-1 zones shall meet all of the following standards, except that dwellings developed under in the Transit Triangle (TT) Climate Friendly (CF) Overlay option are not subject to this subsection. See section 18.3.14.040 for the allowed uses in the TT CF overlay.

1. Mixed-Use Developments. If there is one building on a site, ground floor residential uses shall occupy not more than 35 percent of the gross floor area of the ground floor. Where more than one building is located on a site, not more than 50 percent of the total lot area shall be designated for residential uses. At least 65 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
2. Residential densities shall not exceed 15 dwelling units per acre in the E-1 zone, 30 dwelling units per acre in the C-1 zone, and 60 dwelling units per acre in the C-1-D zone. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.
3. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the underlying zone.

Chapter 18.3.12

SITE DEVELOPMENT AND DESIGN OVERLAYS

Sections:

18.3.12.010	Purpose.
18.3.12.020	Applicability.
18.3.12.030	Detail Site Review Overlay.
18.3.12.040	Downtown Design Standards Overlay.
18.3.12.050	Historic District Overlay.
18.3.12.060	Pedestrian Place Overlay.
18.3.12.070	<u>Transit Triangle Climate Friendly Overlay.</u>

18.3.12.010 Purpose

The Site Development and Design overlays provide special regulations and standards that supplement the base zoning regulations which are implemented through Site Design Review.

18.3.12.020 Applicability

This chapter applies to the Detail Site Review, Downtown Design Standards, Historic District, Pedestrian Place, and Transit Triangle Climate Friendly overlays. Development located within these overlays is required to meet all other applicable sections of this ordinance, except as modified by this chapter. Where the provisions of this chapter conflict with comparable standards described in any other ordinance or regulation, the provisions of this chapter apply.

18.3.12.030 Detail Site Review Overlay

A. The Detail Site Review Overlay is that area defined in the Site Design Zones map.

B. Development in the Detail Site Review Overlay is subject to subsection [18.4.2.040.C](#) in addition to all other applicable sections of this ordinance.

C. Any development in the Detail Site Review Overlay which exceeds 10,000 square feet or is longer than 100 feet in length or width shall be reviewed according to the Type II procedure in section [18.5.1.060](#).

18.3.12.040 Downtown Design Standards Overlay

A. The Downtown Design Standards Overlay is that area defined in the Site Design Zones map.

B. Development in the Downtown Design Standards Overlay is subject to section [18.4.2.060](#) Downtown Design Standards in addition to all other applicable sections of this ordinance.

C. Any development in the Downtown Design Standards Overlay which exceeds 2,500 square feet shall be reviewed according to the Type II procedure in section [18.5.1.060](#).

18.3.12.050 Historic District Overlay

A. The Historic District Overlay, also referred to as the Historic Interest Area, is that area defined in the Historic Districts map.

B. Development in the Historic District Overlay is subject to section [18.4.2.050](#) Historic District Standards in addition to all other applicable sections of this ordinance.

18.3.12.060 Pedestrian Place Overlay

A. Purpose. The Pedestrian Place overlay is intended to direct and encourage development of small walkable nodes that provide concentrations of gathering places, housing, businesses, and pedestrian amenities situated and designed in a way to encourage walking, bicycling, and transit use.

B. Applicability.

1. This section applies to properties designated as Pedestrian Places overlay on the Site Design Zones map.
2. Review Procedure. The Pedestrian Place overlay requirements apply to proposed development located in the Pedestrian Place overlay that requires a planning application approval, and involves development of new structures or additions other than single-family dwellings, accessory residential units, duplexes, and other associated accessory structures and uses. The provisions of the Pedestrian Place overlay supplement those of the applicable base zoning district and other applicable ordinance requirements.
3. Mixed-Use Buildings in Residential Zones. Mixed-use buildings located in an underlying residential zone require Site Design Review approval in accordance with chapter [18.5.2](#), and are subject to the standards in subsection [18.4.2.040.B](#), Basic Site Review Standards, rather than section [18.4.2.030](#), Residential Development. Mixed-use buildings are subject to all other applicable provisions of part [18.4](#), Site Development and Design Standards.

~~4. The Pedestrian Places overlay and development standards do not apply to properties electing to develop under the Transit Triangle (TT) overlay option. See chapter [18.3.14](#), Transit Triangle Overlay.~~

C. Pedestrian Place Concept Plans. The Pedestrian Place Concept plans (i.e., site plan, development summary, and building illustrations) are for the purpose of providing an example of development that conforms to the standards, and do not constitute independent approval criteria. Concept plans are attached to the end of this chapter.

D. Development Standards. The following standards shall apply to development in the Pedestrian Places overlay in addition to all applicable provisions of this chapter:

1. Building Setbacks. The solar access setback in chapter [18.4.8](#), Solar Access, applies only to those lots abutting a residential zone to the north.
2. Plazas and Landscaping Ratio. Outdoor seating areas, plazas, and other useable paved surfaces may be applied toward meeting the landscaping area requirements in chapter [18.4.4](#), Landscaping, Lighting, and Screening, but shall not constitute more than 50 percent of the required area.

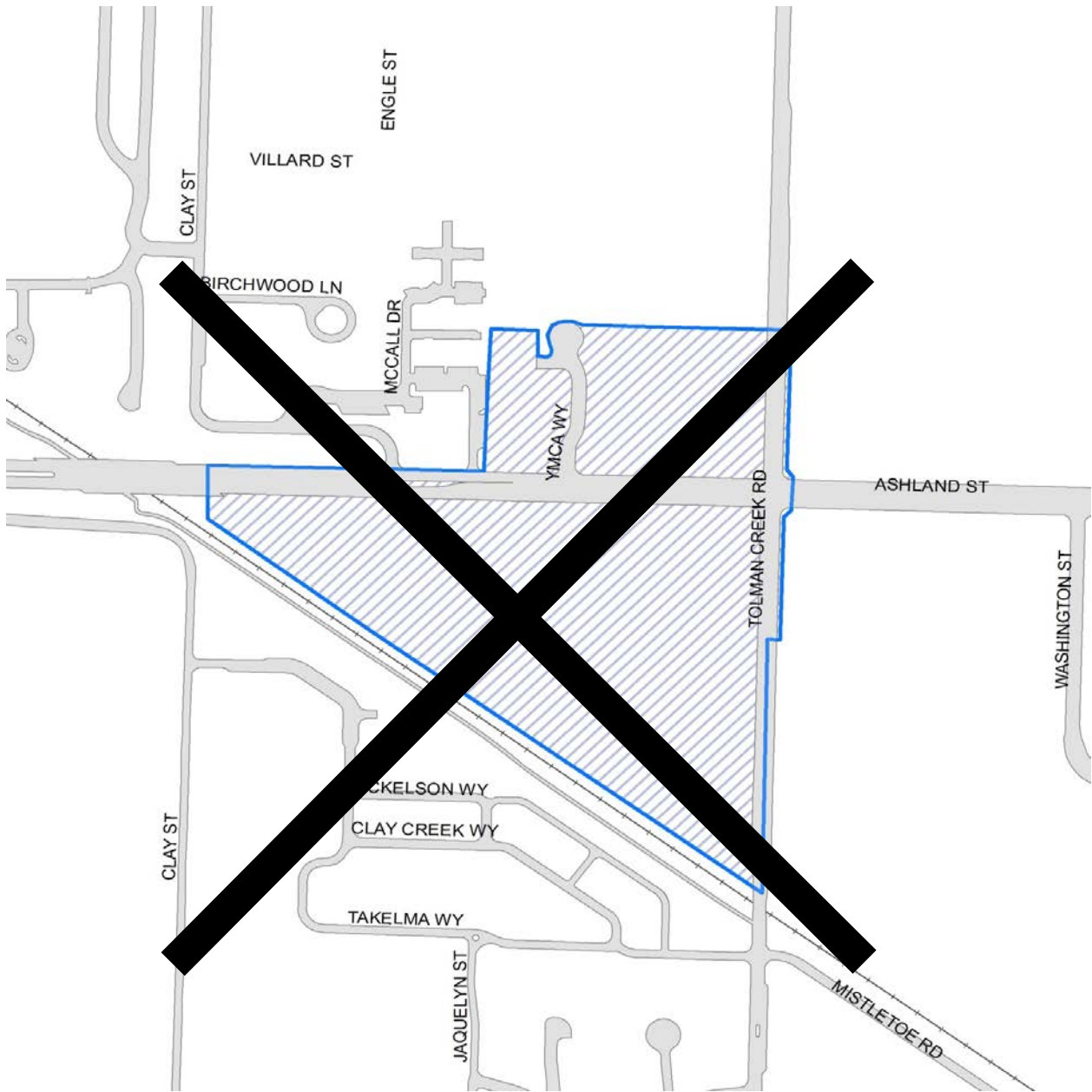
E. Development in Residential Zone. The following standards apply to development located in the Pedestrian Places overlay and a residential zone, in addition to all applicable provisions of this chapter:

1. Special Permitted Uses. In addition to the permitted uses in the underlying residential zone, the following uses and their accessory uses are permitted subject to the requirements of this section:

- a. Professional, financial, business and medical offices, and personal service establishments.
- b. Stores, shops, and offices supplying commodities or performing services.
- c. Restaurants.

2. Development Standards and Limitations.

- a. The maximum gross floor area occupied by a special permitted use shall be 2,500 square feet.
- b. Special permitted uses shall be allowed in a building or in a group of buildings including a mixture of businesses and housing. At least 50 percent of the total gross floor area of a building, or of where there is more than one building on a site, 50 percent of the total lot area including accessory uses such as parking, landscaping and public space, shall be designated for residential uses.
- c. The development shall meet the minimum housing density requirements of the underlying zone.
- d. Mixed-use buildings shall be set back not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement.
- e. Mixed-use developments shall have a minimum floor area ratio (FAR) of 0.50. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Projects including existing buildings or vacant parcels of one-half acre or greater in size shall achieve the required minimum FAR or provide a shadow plan (see graphic) that demonstrates how development may be intensified over time to meet the required minimum FAR.





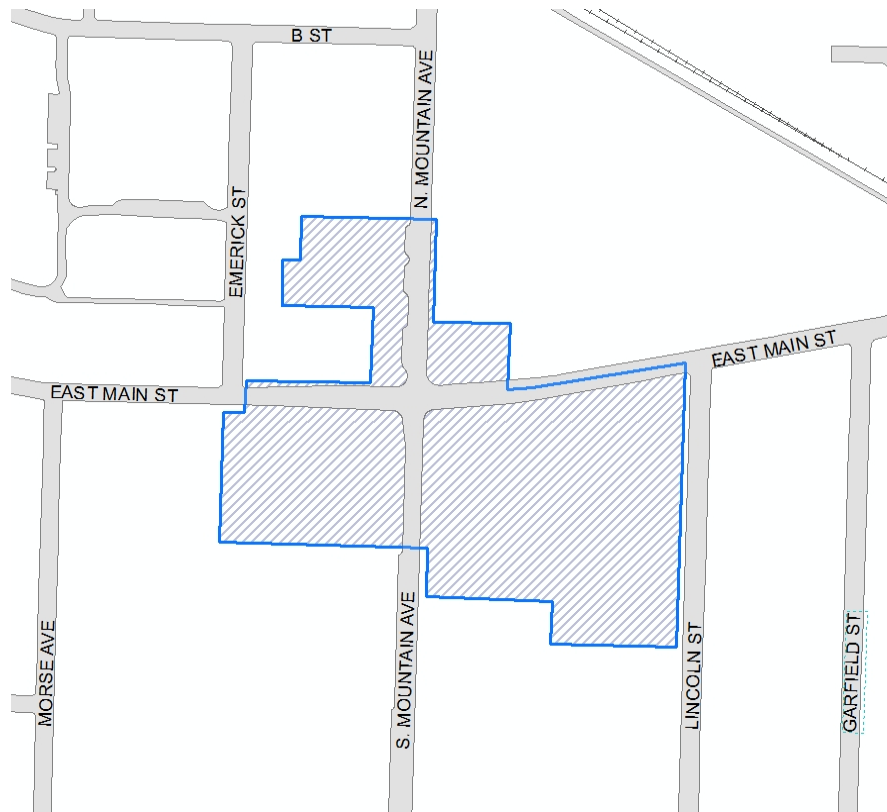


Figure 18.3.12.060. Pedestrian Places Overlay



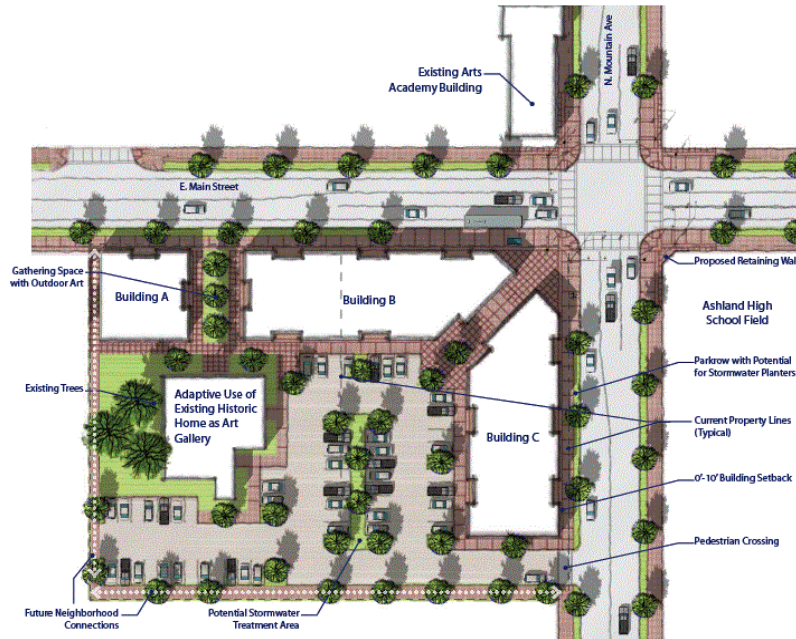
Potential for growth as a neighborhood center with civic, educational and arts uses plus affordable in-fill housing.

City of Ashland TSP Update

N. Mountain Avenue and E. Main Street Pedestrian Place



March 2011
Revised October 2011



Concept Plan.

This conceptual development plan provides a hypothetical example that serves to illustrate how a property could develop to balance residential and commercial uses through implementing the Pedestrian Places building blocks.

Development Summary

Building A: 2-Story Apartment Building

- 8 Apartments

Building B: 2-Story Mixed-use Building

- General Retail Space – 1-2 shops (2500sq. ft each)
- 16 Apartments

Building C: 2-Story Mixed-use Building

- General Retail Space – 1-2 shops (2500sq. ft each)
- 16 Apartments

Historic Home as Potential Studio / Gallery Space

Flexible Parking Standards

- Various parking credit options

Achievable Density

- 22 – 24 dwelling units / acre (With preservation of historic home)
- FAR= 0.66:1

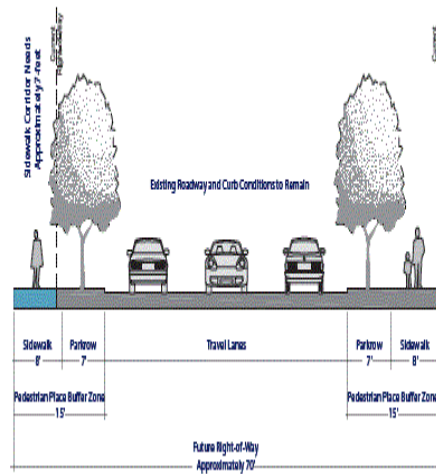
Arts, Education and Affordability

- Adaptive re-use of buildings to support local art
- Outdoor spaces for installation of public art
- Modestly sized, affordable apartments
- Civic and educational uses nearby

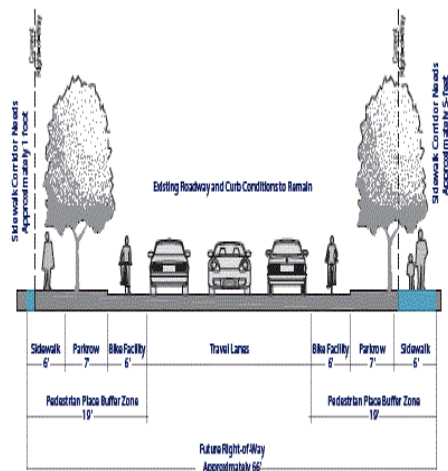
Transportation and Streetscape Improvements

- Enhanced sidewalks and intersection
- Opportunities for additional neighborhood connectivity
- Transit-supportive densities for restoring bus service
- Reduced parking areas
- Pedestrian-friendly building design
- Transportation and Streetscape Improvements

Streetscape and Public Art



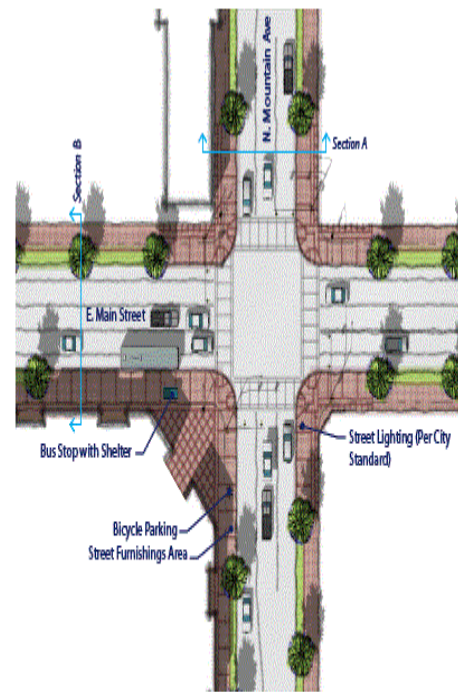
N. Mountain Avenue Future Improvements
Section A - Looking North



E. Main Street Future Improvements
Section B - Looking West



Public Art

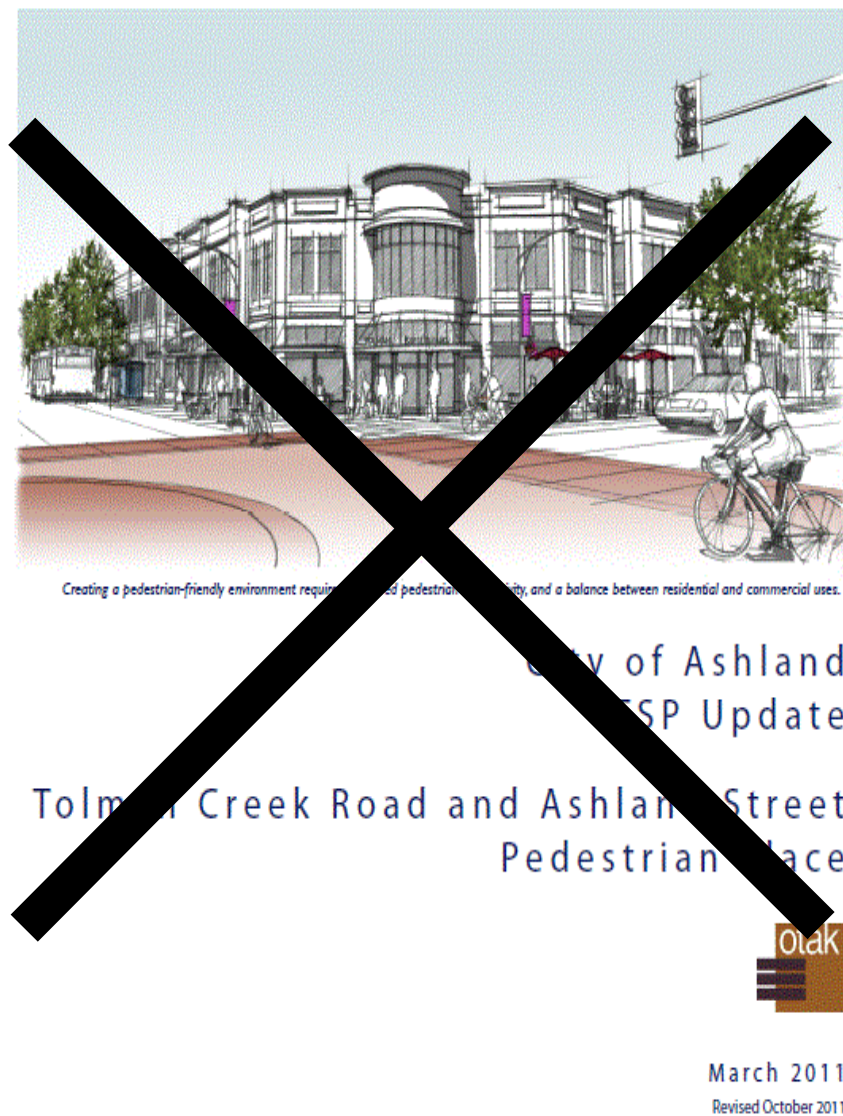


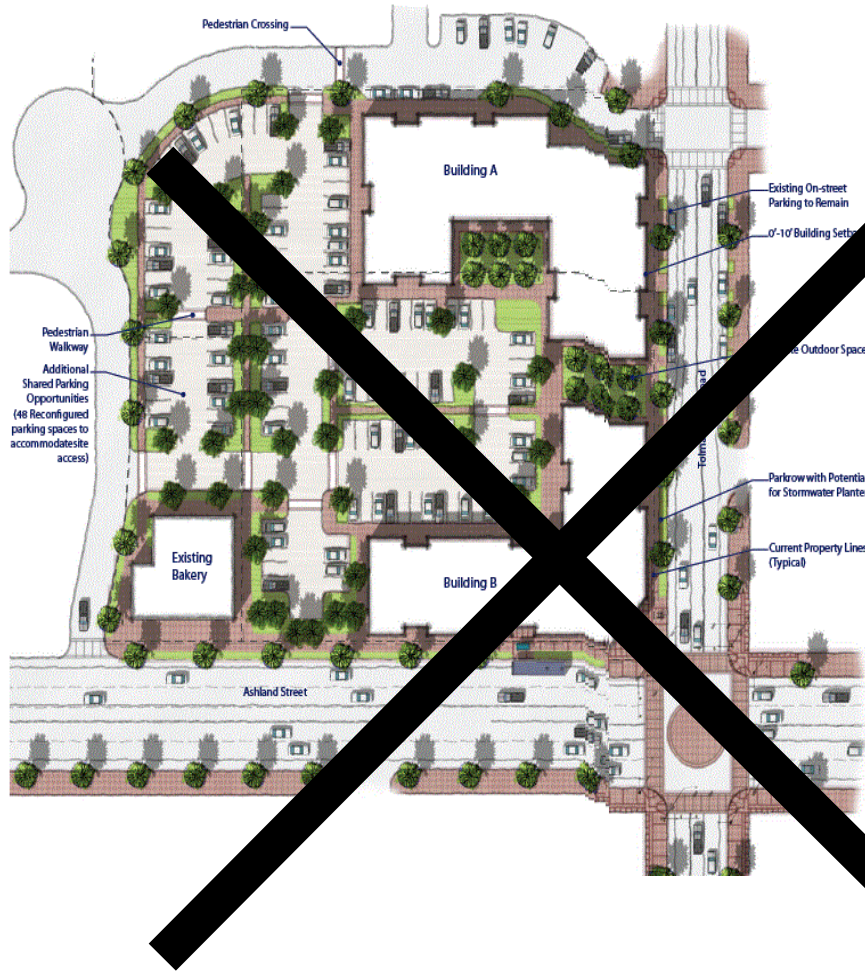
Pedestrian Place Streetscape Features



Public Realm Features

Primary streetscape character elements are the Green Street design with flow-through stormwater planters and building articulations with ground floor windows for the shops located near the intersection and residential units located near mid-block. The residential units could be artist live/work spaces with ground floor galleries visible from street. Near the intersection a paved sidewalk furnishing zone accommodates a bus shelter, bike racks and outdoor seating across from a revitalized Arts Academy.





Concept Plan

This conceptual development plan provides a hypothetical example that serves to illustrate how a property could develop through implementing the Pedestrian Places building blocks.

Development Summary

Building A: 2-Story Apartment Building

60 Apartments

Building B: 2-Story Mixed-use Building

- General Retail Space – 6-10 shops (15,000 sf)
- Office Space – 15,000 sf

Flexible Parking Standards

- Various parking credit options

Achievable Density

- 25 – 30 dwelling units / acre
- FAR= 0.67:1

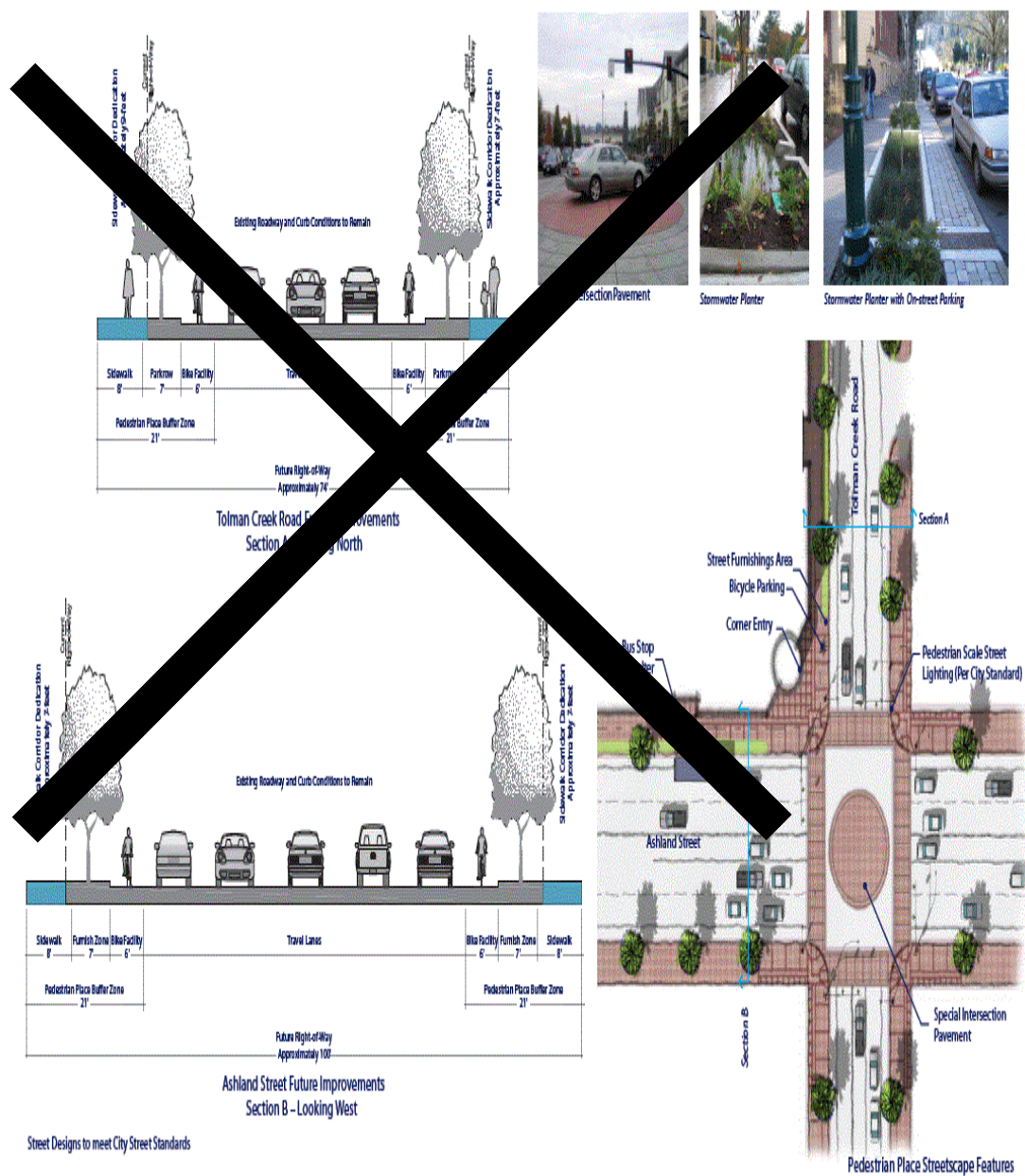
Balancing Residential and Commercial Uses

- Expand housing choices in core area and connectivity to existing residential neighborhoods
- Office and retail complementary to existing commercial uses
- Modestly sized, affordable apartments

Transportation and Streetscape Improvements

- Enhanced sidewalks and intersection
- Opportunities for additional neighborhood connectivity
- Transit-supportive densities for frequent service
- Reduced parking areas
- Pedestrian-friendly building design

Green Street and Intersection Design Features

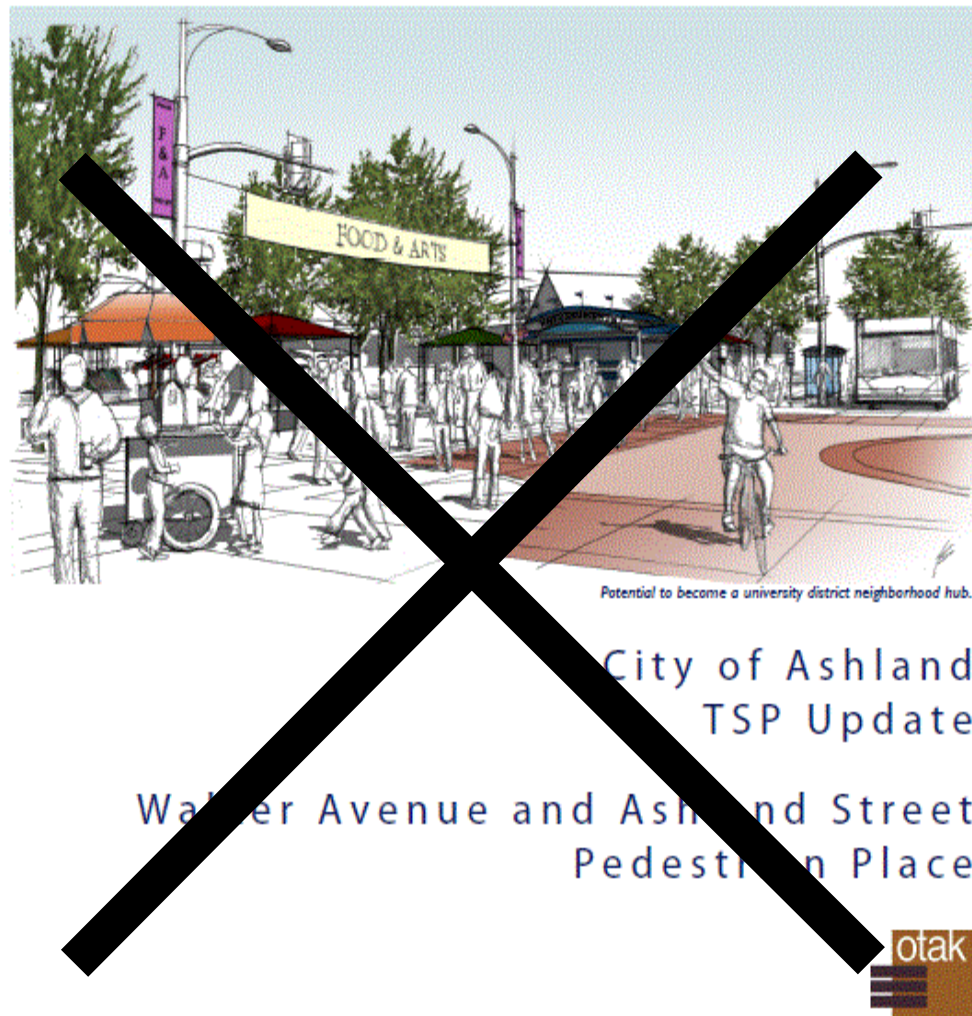


Designing the Public Realm



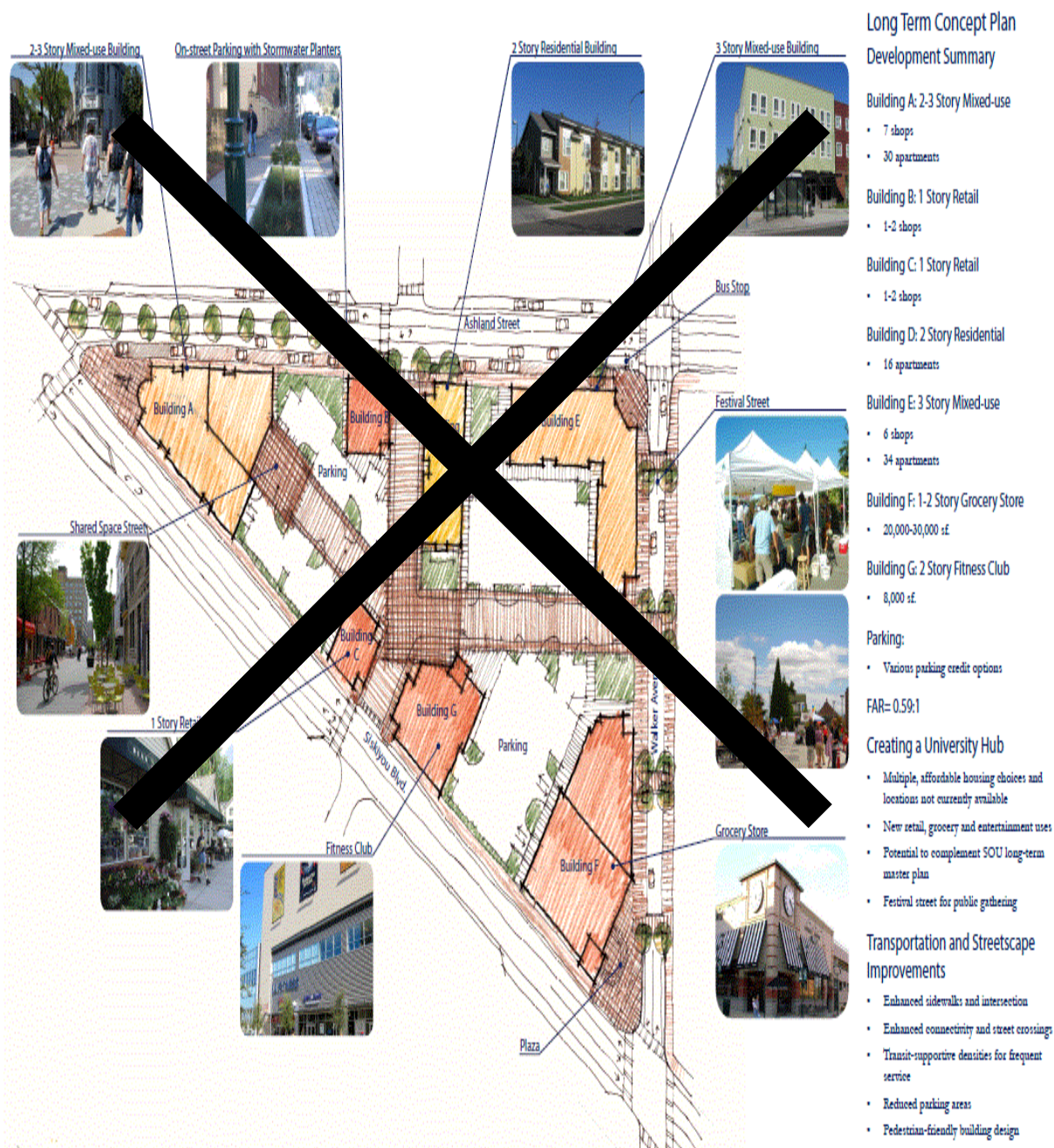
Public Realm Features

Primary streetscape character elements are defined by the street design with flow-through stormwater planters, pedestrian scaled street lights with banners and a paved sidewalk furnishing zone near the intersection to accommodate bus shelters, bike racks and outdoor seating. Corner entry and building setback, building articulations and large ground floor windows help create a more comfortable pedestrian environment along the street.

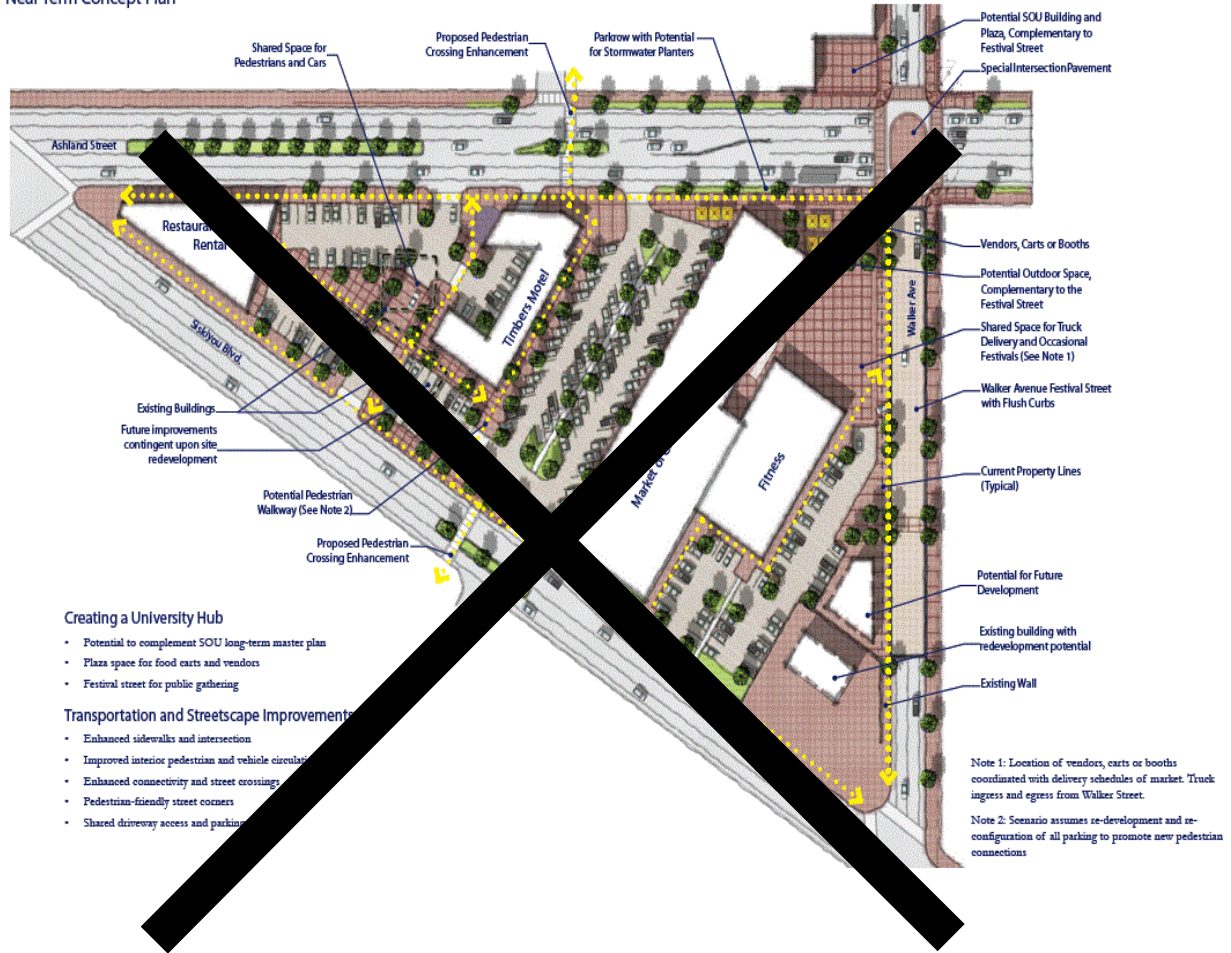


March 2011

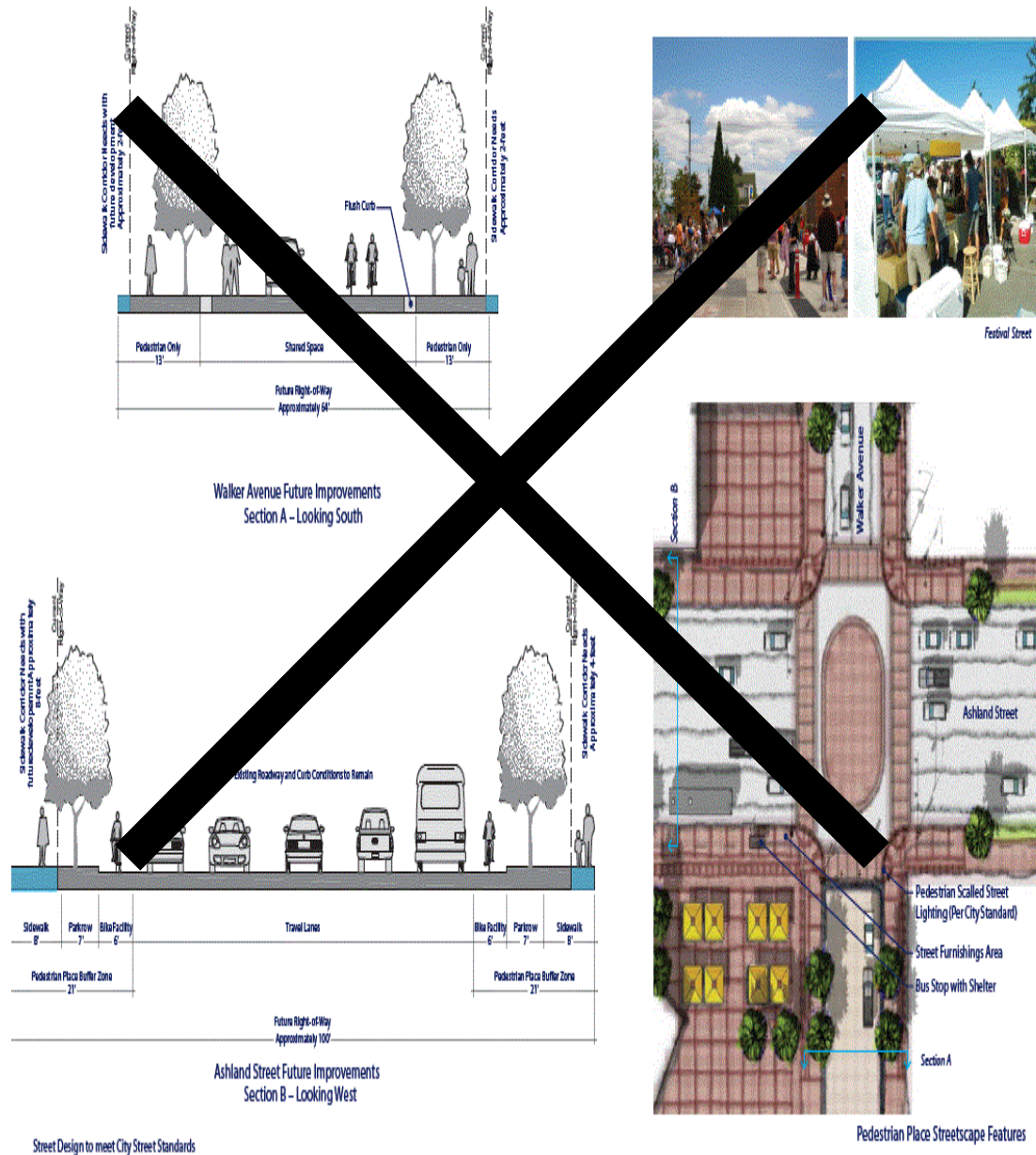
Revised October 2011



Near Term Concept Plan



Festival Street and Intersection Design Features



18.3.12.070 **Transit Triangle Climate Friendly** Overlay

A. The **Transit Triangle (TT) Climate Friendly (CF)** overlay **is that area defined in the Site Design Zones map applies to properties designated CF on the Zoning Map.**

B. Development in the **Transit Triangle Climate Friendly** overlay is subject to chapter [18.3.14](#), **Transit Triangle Climate Friendly** Overlay, in addition to all other applicable sections of the ordinance codified in this section.

Chapter 18.3.13

RESIDENTIAL OVERLAY

Sections:

18.3.13.010 Residential Overlay Regulations.

18.3.13.010 Residential Overlay Regulations

A. Purpose. The Residential overlay is intended to encourage a concentration and mix of businesses and housing that provide a variety of housing types, support resource and energy conservation, and promote walking, bicycling, and transit use.

B. Applicability. The Residential overlay applies to all property where 'Residential Overlay' (R) is indicated on the Zoning map.

C. Requirements. The Residential overlay requirements are as follows, ~~except that dwellings developed under the Transit Triangle (TT) overlay option are not subject to this subsection. See section 18.3.14.040 for the allowed uses in the TT overlay.~~

1. **Mixed-Use Developments.** If there is one building on a site, ground floor residential uses shall occupy not more than 35 percent of the gross floor area of the ground floor. Where more than one building is located on a site, not more than 50 percent of the total lot area shall be designated for residential uses. At least 65 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
2. Residential densities shall not exceed 15 dwelling units per acre. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.
3. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the E-1 District.

**Figure 18.3.13.010. Residential Overlay**

Chapter 18.3.14

CLIMATE FRIENDLY OVERLAY (NEW)

Sections:

18.3.14.010	Purpose.
18.3.14.020	Applicability.
18.3.14.030	General Requirements.
18.3.14.040	Allowed Uses.
18.3.14.050	Dimensional Standards.
18.3.14.060	Site Development and Design Standards.

18.3.14.010 Purpose

The Climate Friendly (CF) overlay is intended to promote the development of a mix of housing, commercial and employment opportunities within a well-designed and connected pedestrian environment. Areas within the CF overlay are intended to be served by high-quality pedestrian, bicycle, and transit infrastructure and services.

18.3.14.020 Applicability

A. Climate Friendly (CF) Overlay Designation. This chapter applies to properties designated as Climate Friendly (CF) overlay on the Zoning Map.

B. Governing Standards. Notwithstanding the provision of chapter 18.2.2, Base Zones, additional use restrictions and land use standards apply within the CF overlay. Where the provisions of this chapter conflict with comparable standards described in any other ordinance, resolution or regulation, the provisions of the CF overlay shall govern.

C. Exceptions and Variances. Requests to depart from the requirements of this chapter are subject to chapter 18.5.5, Variances, except that deviations from the standards in section 18.3.14.060 are subject to subsection 18.5.2.050.E, Exception to the Site Development and Design Standards.

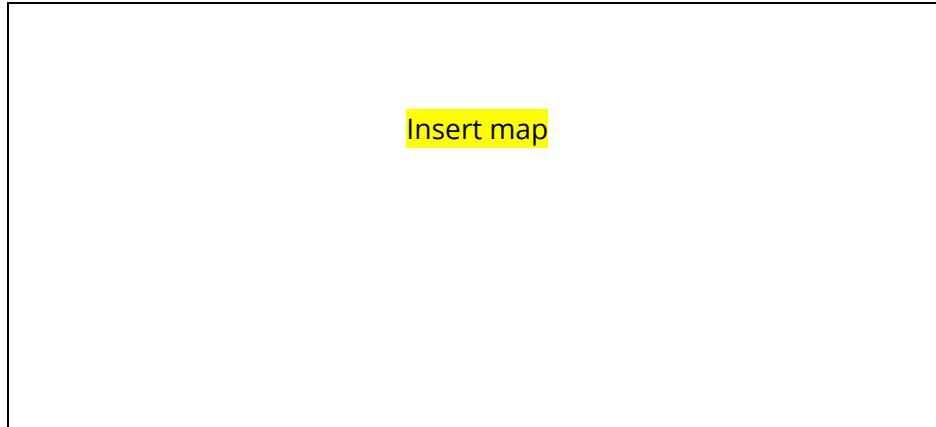


Figure 18.3.14.020. Climate Friendly (CF) Overlay

18.3.14.030 General Requirements

A. Site Development and Design Standards. New development is subject to Site Design Review under chapter 18.5.2, and must comply with the applicable site development and design standards.

18.3.14.040 Allowed Uses

A. Uses Allowed in CF Overlay. Allowed uses are determined by the base zone and in accordance with section 18.2.2.030, except as provided for in this chapter. Notwithstanding the provisions of chapter 18.2.2, Base Zones and Allowed Uses, this section includes additional allowed uses, use restrictions and prohibited uses within the CF overlay.

B. Mixed Use. Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

Table 18.3.14.040. Climate Friendly (CF) Overlay Uses Allowed by Base Zone¹

	Base Zones			
	R-2	C-1	E-1	Special Use Standards
A. Residential				
Single-Family Dwelling	S	S	S	Sec. 18.3.14.040.C.1
Duplex	N	N	N	
Multifamily Dwelling	S	S	S	Sec. 18.3.14.040.C.2
B. Public and Institutional Uses				
Child Care Facility	P	P	P	Family Child Care Home exempt from planning application procedure pursuant to ORS 329A.440 , see part 18.6 for definition Subject to State licensing requirements
Governmental Offices and Emergency Services (e.g., Police, Fire); excluding Outdoor Storage	P	P	P	
Park, Open Space, and Recreational Facility, including playgrounds, trails, nature	P	P	P	

	Base Zones			
	R-2	C-1	E-1	Special Use Standards
preserves, athletic fields, courts, swim pools, and similar uses				
Recycling Depot	N	N	N	
School, Private (Kindergarten and up)	P	P	P	
School, Public (Kindergarten and up)	P	P	P	

C. Commercial

Office	P	P	P	
Retail Sales and Services, except Outdoor Sales and Services	P	P	P	
Self-Service Storage, Commercial (Mini-Warehouse)	N	N	N	

D. Industrial and Employment Uses

Wholesale Storage and Distribution, includes Marijuana Wholesale	N	CU	N	
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1 Key: P = Permitted Uses; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

C. Special Use Standards. The uses listed as “Permitted with Special Use Standards (S)” in Table 18.3.14.040, above, are allowed provided they conform to the requirements of this section and the requirements of chapter 18.5.2, Site Design Review.

1. Single-Family Dwelling Uses. Attached (common wall) single-family dwellings (e.g., townhomes, condominiums, rowhouses) provided all of the following standards are met:
 - a. Access. Access must conform to the requirements of subsection 18.4.3.080.C.
 - b. Minimum Lot Frontage. Notwithstanding section 18.2.4.010, minimum lot frontage shall be 20 feet provided dwellings have access by an alley.
2. Multifamily Dwelling Uses. Multifamily dwelling uses provided all of the following standards are met:
 - a. One Building. When a planning application is limited to one building, residential uses may occupy up to 65 percent of the gross floor area of the ground floor. At least 35 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
 - b. More Than One Building. When a planning application includes more than one building, the equivalent of at least 35 percent of the gross floor area of the ground floor for all buildings shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
 - c. Affordable Housing Exception. The limitations in this subsection on ground-floor residential uses do not apply to multifamily dwellings meeting the standards for affordable housing in section 18.2.5.050.
 - d. Commercial-Ready Exception. The limitations in this subsection on ground-floor residential uses do not apply to buildings developed with commercial-ready space on the ground floor complying with the following:
 - i. The entire ground floor space must be constructed to accommodate nonresidential uses.
 - ii. If residential uses are provided immediately above the ground floor level (i.e., second floor residential), horizontal occupancy separation must be provided to

accommodate future commercial occupancies as required by the Oregon Structure Specialty Code at the time of construction.

iii. The ground floor must have an interior height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the floor above.

18.3.14.050 Dimensional Standards

Notwithstanding the provisions of chapter 18.2.5, Standards for Residential Zones, and chapter 18.2.6, Standards for Non-Residential Zones, Table 18.3.14.050 includes the dimensional standards within the CF overlay.

The dimensions shall conform to the standards in Table 18.3.14.050.

Table 18.3.14.050. Climate Friendly Overlay Dimensional Standards

	Base Zones		
	R-2	C-1	E-1
Residential Density (dwelling units/acre)			
Minimum ¹	15 du/ac	25 du/ac	15 du/ac
Maximum	None		
¹ Mixed-use buildings are exempt from the minimum density if it has a FAR of 2.0 or greater. Redevelopment within existing buildings that adds residential units, but does not add new units outside the existing building, is exempt from the minimum density.			
Floor Area Ratio (FAR) ²			

	Base Zones		
	R-2	C-1	E-1
Minimum	.5	.5	.5
² Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Plazas and pedestrian areas may also be applied toward meeting the landscaping area requirements but shall not constitute more than 50% of the required area.			
Lot Area, Width, Depth and Coverage	There is no minimum lot area, width or depth, or maximum lot coverage, provided the minimum landscape area is provided.		
Yards, Minimum (feet) ³			
- Front	There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone outside of the CF overlay, in which case a side or rear yard of not less than 15 ft is required.		
- Side			
- Rear			
³ See building step-back requirement in subsection 18.3.14.060.B.			
Building Separation, On Same Site – Minimum	NA		
Building Height ^{4,5}			
Maximum Height – feet/stories	50/4	50/4	50/4
Maximum Height with Bonus ⁶	60/5	60/5	60/5
Solar Setback	Except for buildings within 100 feet of a residential zone outside of the CF overlay, the solar setback standards of chapter 18.4.8 do not apply.		

	Base Zones		
	R-2	C-1	E-1
⁴ See definition of “height of building” in section 18.6.1.030.			
⁵ Parapets may be erected up to five feet above the maximum building height; see also, subsection 18.4.4.030.G.4 for mechanical equipment screening requirements, and section 18.5.2.020 for site design review for mechanical equipment review process.			
⁶ Multifamily dwellings meeting the standards for affordable housing in section 18.2.5.050 are eligible for bonus height. Applicants may alternatively pursue height bonuses per ORS 197A.445.			
Landscape Area – Minimum (% of developed lot area)	15%	15%	15%
Open Space – Minimum (% of site area)	NA		

18.3.14.060 Site Development and Design Standards

New development is subject to site design review under chapter 18.5.2, and must comply with site development and design standards in part 18.4 and this section.

A. Block Lengths. Block length within the CF overlay shall comply with subsection 18.4.6.040.E.9.a, however, a maximum block length of 350 feet shall apply to development sites of 5.5 acres or more. Exceptions may be permitted subject to subsection 18.4.6.040.E.9.

B. Building Mass. Building facades within 25 feet of a residential zone outside of the CF overlay shall incorporate a step-back of ten feet for that portion of a building which is over 25 feet or two stories in height, whichever is greater. The building step-back requirement does not apply to parapets. See Figure 18.3.14.060.B.1. This standard applies along the perimeter of the development and shall not apply between buildings or lots within a development. See

minimum side or rear yard requirement for buildings abutting a residential zone in table 18.3.14.050.

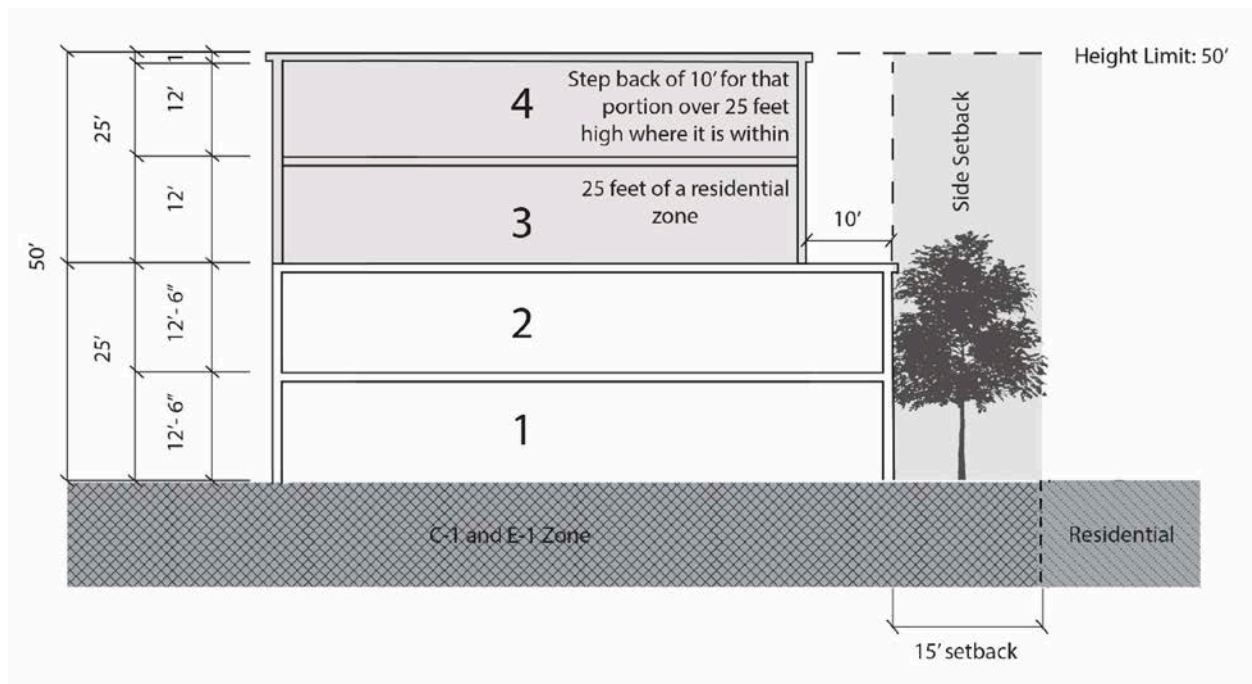


Figure 18.3.14.060.B.1.



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Date: March 17, 2025

Agenda Item	Manufactured Home Park Zone Update
From	Brandon Goldman, Director of Community Development
Contact	brandon.goldman@ashland.or.us

SUMMARY

This communication provides an update on the Manufactured Home Park Zone (MHPZ) ordinance project, which is being developed through a grant awarded by the Oregon Department of Land Conservation and Development (DLCD). The project is a key implementation action of the City's Housing Production Strategy (HPS) and is intended to preserve manufactured home parks as a valuable source of affordable housing in Ashland. The City and 3J Consulting will conduct a zoning code audit and develop the new MHPZ ordinance to ensure long-term stability and viability of these housing communities.

POLICIES, PLANS & GOALS SUPPORTED

Housing Production Strategy Action : Maintain quality and support preservation of existing manufactured home parks

BACKGROUND AND ADDITIONAL INFORMATION

Manufactured home parks provide an essential housing option for Ashland residents, particularly for low- and moderate-income households. The City's Housing Production Strategy recognizes the importance of protecting existing manufactured home parks from redevelopment pressures that could displace residents and diminish the stock of naturally occurring affordable housing. The creation of an MHPZ is a proactive step in safeguarding these housing communities by establishing zoning protections and incentives for their continued operation.

To advance this effort, the City successfully secured a DLCD technical assistance grant to fund the development of a new zoning designation specifically for manufactured home parks. This project will ensure that zoning regulations align with state and local housing goals while creating clear development standards for new and existing manufactured home communities. The City has selected 3J Consulting, a land use and planning firm, to conduct a code audit, review existing land use policies, and draft ordinance language for the MHPZ.

Project Purpose and Work Program

The MHPZ ordinance development project aims to create a development code amendment that not only complies with but exceeds housing-related statutes, facilitating the production or retention of diverse housing options within Ashland. The new zoning designation is intended to preserve existing manufactured home parks and potentially allow for higher-density development within these zones to accommodate smaller manufactured homes.

A significant component of the project is the code audit, where 3J Consulting will review Ashland's existing zoning ordinances, planning documents, and recent development data. This audit will identify any legal or policy issues related to manufactured home parks and provide the foundation for drafting the new MHPZ ordinance. The existing Manufacture Hope Park Development Standards (18.2.3.180) regulate parks located in Ashland's R-2 (Multifamily Zone). This existing code section will likely be a good basis for evaluating the provisions of a new stand-alone zoning designation. Below is a summary of the existing standards within the Ashland Land Use Ordinance.

Manufactured Housing Developments (Summary of Section 18.2.3.180)

Purpose

The section aims to promote appropriate land use for manufactured housing developments, ensure pleasing design standards, provide sufficient open space, adequate access, and parking, and ensure utility services are up to city standards.

General Provisions



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- **Location:** Manufactured housing developments are permitted only in R-1-3.5 and R-2 zones, excluding Historic District Overlays.
- **Regulations:** Developments must adhere to both city ordinances and Oregon state regulations (ORS 446), with city requirements taking precedence if stricter.

Design Standards

- **Minimum Court Size:** Developments must occupy at least one acre.
- **Density:** Maximum density is eight units per acre, with smaller units counting as 0.75 of a unit.
- **Lot Size:** Minimum site size is 2,000 square feet, with specific width and depth requirements.
- **Setbacks:** Exterior and interior setbacks are defined, including a minimum separation between units.
- **Street Standards:** Public and private streets have specified design requirements, including width and turnaround provisions.
- **Parking:** No longer required within the City of Ashland.
- **Utilities:** Provisions for utilities must meet city and state standards, with all lines placed underground.
- **Landscaping and Open Space:** Developments must have substantial landscaping, with a minimum of five percent of the total lot area designated as open space.
- **Play Areas:** Developments with children must provide a designated play area.

Unit Standards

- **Size and Design:** Units must be at least 650 square feet and 12 feet wide, placed on permanent foundations, and comply with Oregon's building standards.
- **Utilities and Thermal Requirements:** Units must be equipped with city utilities and meet thermal envelope standards equivalent to those for single-family homes.
- **Additional Requirements:** Each unit must have a deck or patio and comply with parking and placement standards.

Nonconforming Situations

- **Regulations:** Nonconforming developments and units may continue under specific conditions but cannot be expanded without conforming to current standards.

Once the code audit is completed, 3J Consulting will draft the new code language for the MHPZ. This draft language will be developed in consultation with City staff and informed by the audit findings and stakeholder input.

The final phase of the project will involve revising the draft code based on feedback from the project's ad-hoc Management Advisory Committee (MHPZ-MAC), Housing and Human Services Advisory Committee (HHSAC), Planning Commission, and City Council. This ensures that the final ordinance is well-vetted and meets the community's needs.

Public Engagement

Public engagement is a crucial element of the MHPZ ordinance development project. The City of Ashland is committed to ensuring that the community, especially those most affected by housing affordability issues, has ample opportunity to participate in the process. Public involvement will include:

- **Early Public Engagement Before the Planning Commission:** The Planning Commission will be involved early in the project to provide guidance and gather public input on the draft MHPZ ordinance. This early engagement will be essential in shaping the code amendments to reflect the needs and priorities of the community.





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- **Manufactured Housing Park Zone Management Advisory Committee (MAC) Meetings:** These meetings will involve stakeholders from various sectors, including residents of manufactured home parks, housing advocates, and community members. The MHPZ-MAC will provide valuable input at key stages of the project.
- **Housing and Human Services Advisory Committee (HHSAC) Meetings:** The HHSAC will review and provide feedback on the draft code amendments, offering another platform for public engagement.
- **Public Meetings and Online Open Houses:** These events will allow residents to review and comment on proposed changes. The online open house will be particularly valuable for those who prefer to engage remotely.

Public Hearing Procedure for Ordinance Adoption

The formal adoption of the MHPZ ordinance will follow a structured public hearing procedure to ensure comprehensive public involvement and transparency:

- **Formal Public Hearing Before the HHSAC:** The draft ordinance will first be presented at a public hearing before the Housing and Human Services Advisory Committee, providing an opportunity for public and stakeholder feedback. The HHSAC will then make formal recommendations.
- **Formal Public Hearing Before the Planning Commission:** After the HHSAC hearing, the Planning Commission will hold a public hearing to review the draft ordinance. The Commission will consider public comments and recommend any necessary adjustments before forwarding the draft to the City Council.
- **Formal Public Hearing Before the City Council:** The final stage of the adoption process involves a public hearing before the City Council. The Council will review recommendations from the HHSAC and Planning Commission, consider additional public input, and make the final decision on adopting the MHPZ ordinance. Throughout this process, public notices will be issued, and meeting agendas will be widely distributed to encourage maximum participation. The City will also maintain a project webpage with regular updates and opportunities for public comment.

Potential MHPZ Sites: Potential sites for the MHPZ within the City Limits and the Urban Growth Boundary (UGB) include existing manufactured home parks that could benefit from the new zoning designation. Consideration will be given to the underlying zoning of Manufactured Home Parks within the City, and the Comprehensive Plan designation for parks within the UGB that could be annexed into the City, allowing the application of the MHPZ upon annexation.

Density and Design Standards: The Commission and City Council will consider issues related to park density and design standards within the MHPZ. Topics for discussion include the appropriate density levels that balance the need for housing options with the character of surrounding areas and design standards that ensure high-quality living environments for residents. This includes considerations for open space, setbacks, parking, and other essential elements.

Land Use Code Reference: The current regulations outlined in **Ashland Municipal Code Section 18.2.3.180** (Manufactured Housing Developments) will be referenced as a basis for these discussions. This section provides existing guidelines on the location, density, and design standards for manufactured housing developments and will serve as a foundation for future discussions and the upcoming code audit by 3J Consulting.

FISCAL IMPACTS

The consultant services provided by 3J Consulting are fully funded by the DLCD technical assistance grant. The City's Planning Division staff will contribute to the project by reviewing draft materials, facilitating public engagement, and conducting the necessary noticing and public hearings. Staff time allocated to this project will be absorbed within the current Planning Division budget.

SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

This item is an informational status update, no motion or direction from Council is requested at this time. The development of the Manufactured Home Park Zone (MHPZ) ordinance is a significant step forward in



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preserving affordable housing in Ashland. With the support of the DLCD and the expertise of 3J Consulting, the City is well-positioned to create a zoning framework that safeguards these essential housing resources.

REFERENCES & ATTACHMENTS

1. 2025-03-17_Ashland_MHPZ_Update_CC Presentation





Manufactured Home Park Zone (MHPZ) Code Development Project

City Council Study Session
March 17, 2025



- Facilitate housing production, affordability, and choice
- Prepare development code amendments to comply with and exceed housing statutes
- Create a new zoning designation for Manufactured Home Parks in accordance with House Bill 2001
- Develop a new Manufactured Home Parks zone intended to preserve existing parks
- Explore allowances for higher manufactured home densities

TASK 1: Project Management

- Kickoff Meeting
- Project Schedule
- Project Management Team Meetings

TASK 2: Code Audit and Code Concepts

- Information & Data Collection
- Case Studies for Manufactured Home Park Zones
- Stakeholder Interviews
- Draft Code Audit and Concepts
- Advisory Committee Meeting #1
- Public Meeting
- Final Code Audit and Concepts

TASK 3: Draft Code Amendments

- Draft Code Updates
- Draft Zoning Map and Comp Plan Map
- Advisory Committee Meeting #2

TASK 4: Final Code Updates

- Final Code Updates
- Final Zoning Map and Comp Plan Map
- Advisory Committee Meeting #3
- Online Open House

TASK 5: Formal Adoption

- Planning Commission
- City Council



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1. Form Advisory Committee
2. Conduct Stakeholder Interviews
3. Draft Case Studies for Manufactured Home Park Zones
4. Draft Code Audit and Concepts
5. Advisory Committee Meetings
6. Public Meetings
7. City Council & Planning Commission Briefings



Questions & Discussion





Thank You!