AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY ZONING ORDINANCE NO. 950, SECTIONS 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80; 87; 102, AMENDING APPENDIX A, MANUFACTURED DWELLING PARK STANDARDS; AMENDING SUBDIVISION ORDINANCE NO. 809, SECTION 5; AMENDING TREE PLANTING ORDINANCE NO. 965; AMENDING SIGN ORDINANCE NO. 949; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission initiated this amendment package to address certain issues in the zoning ordinance (Ordinance No. 950) and related ordinances, and

WHEREAS, the proposed amendments to the Ordinances are consistent with the Junction City Comprehensive Plan and Ordinance No. 950, and

WHEREAS, the Citizens' Advisory Committee, the Junction City Planning Commission, and the City Council held a series of work sessions to propose amendments to address certain changes to land use application procedures, and

WHEREAS, notice of two public hearings was sent to property owners and published in the Tri-County News on May 29, 2003 for the hearing before the Planning Commission, and June 12, 2003 for the hearing before the City Council, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on June 10, 2003, and recommended to the City Council that Sections 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80; 87; 102, and Appendix A of Ordinance No. 950, Sections 5 of Ordinance No. 809, Ordinance No. 965, and Ordinance No. 949 be amended as presented in the attached Exhibits A through M with proposed revisions as shown, and

WHEREAS, the Junction City City Council held a public hearing on June 24, 2003 and took testimony on this matter at that meeting, taking said testimony into consideration in making its decision; now, therefore

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. The City of Junction City Zoning Ordinance No. 950 Sections 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80; 87; 102, Appendix A, the City of Junction City Subdivision Ordinance No. 809, the Junction City Ordinance No. 965, and the Junction City Ordinance No. 949 shall be amended as shown in Exhibits A through M.

Section 2. Emergency Clause. Inasmuch as this ordinance amends the Junction City Zoning Ordinance, which affects the direction of development in Junction City, an emergency is hereby declared to exist and this ordinance shall be in full force and effect upon its passage by the Council and its approval by the Mayor.

Passed by the Council this 24th day of June, 2003.

Approved by the Mayor this 24th day of June, 2003.

APPROVED:

ATTEST:  

[Signature]

Larry Crowley, Acting Mayor

Barbara Scott, City Recorder

ORDINANCE NO. 1116 - 1
Amend Section 9, pertaining to Uses Permitted Outright in Single-family Residential R1, as follows, with additions shown in underline and deletions in strikethrough:

Section 9. Uses Permitted Outright. In an R1 zone, only the following uses and their accessory uses are permitted outright:

(1) Single-family dwelling conforming to the Uniform Building Code.

(2) Residential care home.

(3) Day care home.

(4) Home occupations.

(5) Accessory structures.

(6) Accessory dwelling units provided they conform to the following:

(a) Accessory dwelling unit must comply with the Oregon Uniform Building Code - One and Two Dwelling Specialty Code.

(b) The accessory dwelling unit may be a detached cottage, a unit attached to or above a garage, or in a portion of an existing house.

(c) The primary residence or accessory dwelling shall be owner-occupied or occupied by a family member. A deed restriction is required, and a copy of the recorded deed shall be submitted to the city administrator or designee prior to issuance of a building permit.

(d) A maximum of one accessory dwelling unit is allowed per lot.

(e) The floor area of the accessory dwelling unit shall not exceed 800 square feet.

(f) The building height of a detached accessory dwelling (i.e., separate cottage or second floor above a detached garage) shall not exceed 25 feet.

(g) An accessory dwelling is subject to existing setback requirements, with the exception of the rear setback if the rear lot line borders an alley, in which case the minimum setback shall be 4 feet.

(67) Manufactured homes provided they conform to the following:

(a) The structure shall be multi-sectional and enclose a space of no less than 1000 square feet.
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(b) The dwelling shall be placed on an excavated and backfilled foundation and encloosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.

(c) The dwelling shall have a pitched roof of at least one three feet in height for every three twelve feet of width.

(d) Exterior siding and roofing shall be similar in color, material, appearance to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the city building inspector that of surrounding dwellings.

(e) The exterior thermal envelope shall be certified by the manufacturer to meet the performance standards required of single-family dwellings built under the state building codes.

(f) The dwelling shall provide on-site covered parking consistent with the predominant construction patterns of immediately surrounding dwellings.

[Subsection (d) added by Ordinance No. 975, passed August 10, 1993.]

(8) Uses similar to those listed above.

Amend Section 10, Conditional Uses Permitted as follows: In the first sentence before the symbol R1, change “a” to “an”. Under number (4), add an “s” to the word “use” in the phrase “commercial amusement use”.

Amend Section 11, Lot Size, as follows: In the first sentence before the symbol R1, change “a” to “an”.

Amend Sections 12, 13, 14, pertaining to Setback Requirements, Heights of Buildings, and Lot Coverage, in Single-family Residential R1, as follows, with additions shown in underline and deletions in strikeout:

Section 12. Setback Requirements. Except as provided in Section 86 of this ordinance, in an R1 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of one foot three feet into any setback area as defined in Section 14A, shall be as follows:

(1) The front yard shall be a minimum of 18 feet to the front facade of the house and a minimum of 20 feet to the garage. Covered, but except that a covered, but not unenclosed porches shall be allowed to be a minimum of 10 feet from the property line, as long as it does not encroach into a public utility easement (see Appendix E, Diagram 4).
(2) Each side yard shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet.

(3) The rear yard shall be a minimum of 15 feet. However, for any structure exceeding 16 feet in height the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 16 feet. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.

[Section 12 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 13. Heights of Buildings. In an R1 zone, no building shall exceed a height of 30 feet.

Section 14. Lot Coverage. In an R1 zone, buildings shall not occupy more than 40 percent of the lot area except where an accessory dwelling unit is constructed, and then buildings shall not occupy more than 50 percent of the lot area.

Add Section 14A pertaining to Setback Exceptions after Section 14 in Single-family Residential R1, as follows (additions in underline):

Section 14A. Setback Exceptions. In an R1 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.
Amend the following sections pertaining to Duplex Residential R2, including Section 15 Uses Permitted Outright, Section 16 Conditional Uses, Section 17 Lot Size, Section 18 Setback Requirements, Section 19 Height of Buildings, and Section 20 Lot Coverage, with additions shown in underline and deletions in strikeout, as follows:

Section 15. **Uses Permitted Outright.** In an R2 zone, only the following uses and their accessory uses are permitted outright:

2. A use permitted in the R1 zone.
3. A use similar to those listed above.

Section 16. **Conditional Uses Permitted.** In an R2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

1. A use permitted as a conditional use in an R1 zone.
2. **Multiple-family dwelling, which shall comply with the applicable standards listed in the R3 zone.**
3. **Townhome, which shall comply with applicable standards listed in the R3 zone.**
4. **Planned unit development.**
5. Neighborhood grocery, drug, or convenience store commercial use less than 5,000 gross square feet which serves the immediate neighborhood and complies with the applicable Neighborhood Commercial standards listed in the R3 zone.
7. Bed and Breakfast facilities provided that:
   - (a) no other such facilities exist within 400 feet;
   - (b) the facility is owner-occupied or immediately adjacent to the owner's residence; and
   - (c) length of stay for guests shall not exceed three days.

Section 17. **Lot Size.** In an R2 zone, the minimum lot size shall be as follows:

1. The minimum lot area for single-family dwellings shall be 5,000 square feet.
(2) The minimum lot area for two-family dwellings (duplexes) shall be 7,000 square feet.

(3) The minimum lot area for multiple-family dwellings shall be 9,000-7,500 square feet.

(4) The minimum lot depth shall be 400-75 feet

(5) The minimum lot width shall be 50 feet and 35 feet for cul-de-sac lots.

[Section 17 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 18. Setback Requirements. Except as provided in Section 86 of this ordinance, in an R2 zone the yards, measured from the property line to the foundation of the building with a maximum projection of one-three feet foot into any setback area as defined in Section 20A, shall be as follows:

(1) The front yard shall be a minimum of 18 feet to the front facade of the house and a minimum of 20 feet to the garage. Covered, but unenclosed porches shall be allowed to be a minimum of 10 feet from the front property line, as long as it does not encroach into a public utility easement and complies with the vision clearance standards in Section 89 (see Appendix E, Diagram 4).

(2) Each side yard shall be a minimum of 6 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation.

(3) The rear yard shall be a minimum of 15 feet, measured from the foundation. However, for any structure exceeding 16 feet in height the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 16 feet. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.

(4) In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street may be considered the front yard with appropriate front yard setbacks (20 feet from property line to foundation of building). Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).

[Section 18 amended and subsection (4) added by Ordinance No. 1037, passed August 12, 1997.]

Section 19. Height of Buildings. In an R2 zone, no building shall exceed a height of 35 feet.
Section 20. Lot coverage. In an R2 zone, buildings shall not occupy more than 40–50 percent of the lot area.

Add Section 20A, pertaining to Setback Exceptions, after Section 20 in Duplex Residential R2, as follows (additions in underline):

Section 20A. Setback exceptions. In an R2 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.
Amend the following sections pertaining to Multi-family Residential R3, including Section 21 Uses Permitted Outright, and Section 22 Conditional Uses, with additions shown in underline and deletions in strikeout, as follows:

Section 21. Uses Permitted Outright. In an R3 zone, only the following uses, their accessory uses, and uses determined to be similar are permitted outright. Other uses are expressly prohibited.

(1) Single, two-family, and multiple-family dwellings (3 or more attached units on one lot).

(2) Townhomes (attached single-family housing or row houses on their own lots with 3 or more units).

(3) Neighborhood commercial uses as defined in Sections 26E.

(4) Duplex (two-family attached dwelling on one lot), which shall comply with the standards in R2 zone (Sections 15-20A).

(5) Accessory structures.

(6) Residential care homes and residential care facilities (ORS 197.660-.670)

(7) Uses similar to those listed above.

Section 22. Conditional Uses Permitted. In a R3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

(1) A conditional use permitted in a R2 zone.

(2) Mobile Manufactured home-dwelling park meeting requirements of Appendix A.

(3) Professional office and clinic.

(4) Doctor prescribed medical products sales.

(5) Health studio.

(6) Art, music and photographic studio.

(7) Mini-storage, under the following provisions:

(1) They be located no closer than 250 feet of any U.S. Highway, and on a recognized collector or arterial street in residential zones.
Add Section 22A pertaining to Development Review, after Section 22 in Multifamily Residential R3, as follows (additions in underline):

Section 22A. Development Review. In an R3 zone, development review by the city administrator or designee shall be required to ensure compliance with the following sections regarding R3 standards: Sections 24, 24A, 25, 26, 26A, 26B, 26C, 26D, 26E, 26F.

(1) Uses requiring development review. Development review shall be required for the following uses:

A. Townhomes
B. Multi-family buildings
C. Neighborhood commercial buildings
D. Residential care homes and residential care facilities

(2) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.

(3) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

A. Contain all the general information required;
B. Address the criteria in sufficient detail for review and action; and
C. Be filed with the required fee as established by the city council.

(4) Development review information. An application for development review shall include a proposed site plan on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
3. The proposed development site, including boundaries, dimensions, and gross area.
4. Features which are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan if applicable.
7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
9. Location and dimensions of common and private open spaces if applicable.
10. Location and dimensions of trash receptacles if applicable.
11. Detail drawings of site-obscuring fence if applicable.
   a. Building elevations which illustrate building orientation (Section 26B) and building form design features (Section 26C).
   b. Building plans which illustrate Townhome supplemental standards (Section 26D) if applicable.
   c. The name, address, and phone number of the architect.

Amend the following sections pertaining to Multifamily Residential R3, including Section 23 Lot Size, and Section 24 Setback Requirements, with additions shown in underline and deletions in strikeout, as follows:

Section 23. **Lot Size.** In an R3 zone, the lot size shall be as follows:

(1) The minimum lot area for single-family dwellings shall be 5,000 square feet.

(2) The minimum lot area for two-family dwellings shall be 6,000 square feet.

(3) For multiple-family dwellings, residential care homes, and residential care facilities the minimum lot area shall be 7,500 square feet. The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.

(2) For townhomes (single-family attached or row houses) the minimum lot area shall be 2,500 square feet per unit. The minimum lot width at the front property line shall be 25 feet.

(3) For neighborhood commercial uses, the minimum lot area shall be 5,000 square feet. The minimum lot width at the front property line shall be 60 feet.

(4) The minimum lot area for two-family dwellings (duplexes) shall be 5,000 square feet. The minimum lot width at the front property line shall be 50 feet and 35 feet for cul-de-sac streets.
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(4) The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.

[Section 23 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 24. Setback Requirements. This standard applies to multi-family, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in Section 86 of this ordinance, in an R-3 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of one three feet into any setback area as defined in Section 24A, shall be as follows:

(1) The front yard shall be a minimum of 20 feet. A minimum front setback of 15 feet is required for multi-family dwellings and townhomes except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for a neighborhood commercial building.

(2) Each side yard setback shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation. Townhomes shall have no setback requirement where they share common walls.

(3) The back yard shall be a minimum of 15 feet. However, for any structure exceeding 16 feet in height, the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot or fraction thereof above 16 feet. An exception shall be permitted where a townhome, garage, or other accessory structure is located adjacent to an alley, in which case the back yard (alley facing) setback shall be a minimum of 4 feet.

(4) In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street may shall be considered the front yard with appropriate front yard setbacks (20 feet from property line to foundation of building). Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).

(5) All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (Section 89).

[Section 24 amended by and subsection (4) added by Ordinance 1037, passed August 12, 1997.]

Add Section 24A, pertaining to Setback Exceptions, after Section 24 in Multifamily Residential R3, as follows (additions in underline):

Section 24A. Setback Exceptions. In an R3 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.
Amend the following sections pertaining to Multifamily Residential R3, including Section 25 Height of Buildings, and Section 26 Lot Coverage, with additions shown in underline and deletions in strikeout, as follows:

Section 25. **Height of Buildings.** In an R3 zone, no buildings shall exceed a height of 35 feet. Building height may be restricted to less than the maximum when necessary to comply with the building height transition standard in section 26A below.

1. **Applicability.** This standard applies to townhomes, multi-family buildings, and neighborhood commercial buildings.

2. **Method of Measurement.** The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy.

Section 26. **Lot Coverage.** In a R3 zone, the building(s) shall not occupy more than 40% percent of the lot area.

Add the following sections in Multifamily Residential R3 after Section 26: Section 26A Building Height Transition, Section 26B Building Orientation, Section 26C Building Form, Section 26D Townhome supplemental standards, Section 26E Neighborhood Commercial supplemental standards, and 26F Multi-family housing supplemental standards (additions in underline):

Section 26A. **Building Height Transition.** In an R3 zone, new buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building, shall not exceed a building height greater than one foot for each foot of horizontal distance from the property line.

Section 26B. **Building Orientation** (see Appendix E, Diagram 5). In an R3 zone, all buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street. Multi-family and neighborhood commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances. Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street. This section does not apply to buildings with the sole purpose of housing mechanical equipment.

1. **All buildings that abut private, local, or collector streets shall be set back a maximum of 25 feet from the front lot line.**

2. **Off-street parking lots and driveways shall not be placed between buildings and streets.**
Section 26C. **Building Form.** In an R3 zone, new multi-family, townhomes, residential care homes and residential care facilities, and neighborhood commercial uses shall comply with the following building form standards (see Appendix E, Diagrams 6 and 7):

1. Structures shall not have a continuous horizontal distance exceeding 150 feet (measured from end wall to end wall);

2. Roofs shall have gable, hip, or gambrel forms, minimum pitch 4 foot in height for every 12 feet in width, with at least a 6-inch overhang (eave), or they may be flat with a decorative cornice;

3. Design features. All street facing elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and on each floor shall contain at least two of the following features:
   - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet;
   - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
   - Offsets of façade or roof elevation of 2 feet or greater.

4. Eyes on the street. All building elevations shall provide doors, porches, balconies, and/or windows. A minimum of 60 percent of the front (i.e. street facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story; and

5. Garages and carports attached to living units and accessed from a street (adjacent to the front lot line) shall be recessed behind the front façade of the building or covered front porch by at least 2 feet.

Section 26D. **Townhome (Single-family attached/ rowhouses) supplemental standards** (see Appendix E, Diagram 8). All townhomes shall comply with the following standards:

1. The maximum number and width of consecutively attached units shall not exceed 5 or 140 feet (from end wall to end wall), whichever is less.

2. Townhomes shall receive vehicle access from a rear alley whenever possible. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when existing development patterns make construction of alleys impractical.

3. Townhomes receiving access directly from a public or private street shall comply with all of the following standards in order to minimize interruption of adjacent sidewalks by driveway entrances and improve appearance of the streets;
(A) The maximum allowable driveway width facing the street is 12 feet per dwelling unit.

(B) Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet.

(C) The maximum combined garage width per unit is 50 percent of the total unit width. For example a 26-foot wide unit may have one 13-foot wide recessed garage facing the street.

(4) "Common areas" (e.g. landscaping in private tracts, shared driveways, private alleys, lawns, play areas, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance and roof replacement. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to building permit approval.

Section 26E. Neighborhood Commercial supplemental standards. All neighborhood commercial uses shall comply with the following standards:

(1) Permitted uses. Only the following neighborhood commercial uses are permitted in an R3 zone:
   (A) Retail goods and services;
   (B) Child care center (care for more than 12 children);
   (C) Food services, excluding automobile-oriented uses;
   (D) Medical and dental offices, clinics, and laboratories;
   (E) Professional and administrative offices;
   (F) Repair services, conducted entirely within the building, auto repair and similar services not permitted;
   (G) Mixed use building (residential with other permitted use);
   (H) Laundromats and dry cleaners;
   (I) Art, music, or photography studio;
   (J) Personal services (barber shops, salons, similar uses); and
   (K) Other similar uses.

(2) Floor area standards. The maximum commercial floor area shall not exceed 5,000 square feet total for all uses on one neighborhood commercial site. Floor area is measured by totaling the interior floor area of all building stories, except crawl spaces (i.e. with less than 7 1/2 feet of vertical clearance).

(3) Hours of operation. Neighborhood commercial land uses shall be limited to the following hours of operation: 7:00 a.m. to 10 p.m.

(4) Storage. Except for plants and garden supplies, overnight outdoor storage is not permitted. Plants and garden storage must comply with the vision clearance standards in Section 89.

(5) Parking. Parking lots shall comply with the following standards:
   (A) Parking lots shall be placed to the side or rear of buildings.
(B) Off street vehicle parking must comply with the landscaping, size, and pedestrian circulation standards specified in Sections 78-80.

Section 26F. Multi-family housing supplemental standards. In an R3 zone, these supplemental standards apply to new multi-family housing developments. Multi-family is defined as 3 or more attached dwellings on an individual lot (e.g. multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all of the following standards:

1. Common open space.
   (A) In all developments with more than 20 units, a minimum area of 15 percent of the total site area (inclusive of required setback areas), shall be designated, and permanently reserved, as usable common open space.
   (B) The development shall designate, within the common open space, a minimum of 250 square feet of active recreation area (e.g. children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area.

2. Private open space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multi-family developments. Private open space shall comply with the following standards:
   (A) Dwelling units located at or below finished grade, or within 5 feet of finished grade, shall have a minimum of 96 square feet of private open space, with no dimension less than 6 feet;
   (B) All upper floor dwelling units shall have balconies or porches measuring at least 36 square feet, with no dimension less than 4 feet. Upper-floor dwelling unit means housing units, which are more than 5 feet above finished grade;
   (C) All private open space shall have direct access from the dwelling unit by way of a door;
   (D) Any excess private open space (above what is required) may be counted toward fulfilling the common open space requirement.
   (E) Building masses and screening such as low hedges, fences, walls, arbors, or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of 3 feet in height.

3. Stairways. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or
otherwise incorporated into the building architecture. Stairways that are simply hung from the building’s exterior are not permitted.

(4) Vehicular circulation. Multi-family developments shall provide vehicular circulation in accordance with the following standards (see Appendix E, Diagram 9):

(A) To provide for traffic safety and to minimize the impacts on the public circulation system, where possible, driveways or private streets shall connect to local or collector streets rather than directly onto arterial streets.

(B) Multi-family developments 4 acres or larger shall be developed as a series of complete blocks bounded by a connecting network of public streets with sidewalks and street trees to break the development into numerous smaller blocks. The average block size within a multi-family development shall be a maximum of 2 acres in size. City standards for public local residential streets in regard to pavement width, sidewalks, and street trees, shall apply to all internal streets.

(5) Parking. Multi-family developments shall provide parking designed in accordance with the following standards (see Appendix E, Diagram 9):

(A) Off street vehicle parking spaces and bicycle parking shall be provided as specified in Section 78. On-street parking along the streets contained within the development can be can be applied to the off-street parking requirements.

(B) Parking lots shall be placed to the side or rear of buildings in accordance with the building orientation standards (Section 26B);

(C) Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in parking lots or along the internal street system in the form of parallel parking;

(D) Parking lot landscaping shall be provided as specified in Section 80; and

(E) Parking lots shall be connected to all building entrances by means of internal pedestrian walkways that meet the standards in subsection 8 below.

(6) Trash receptacles. Trash receptacles shall be screened on all sides with an evergreen hedge or solid fence or wall of not less than 6 feet in height. No trash receptacle shall be located in any front yard setback, or within 25 feet of property lines abutting other residential zones.

(7) Utilities. All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding of ground mounted equipment is not feasible, equipment shall be screened from view with an evergreen hedge or solid fence or wall a minimum of 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.

(8) Pedestrian circulation. To ensure safe, direct, and convenient pedestrian circulation, all multi-family developments shall contain a system of pathways designed based on the standards below.

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(A) The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent public parks and commercial uses, and the public sidewalk system.

(B) Pathways within the development shall provide safe, reasonably direct, connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas.

(C) Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed or separated from the driveway/street by a minimum 5-foot strip with bollards, a landscape berm, or other physical barrier.

(D) Pedestrian pathways shall be separated a minimum of 6 feet from all building facades with residential living areas on the ground floor, except at building entrances.

(E) Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping; and

(F) Pathway surface shall be concrete, asphalt, brick/masonry pavers, or other durable hard surface, at least 5 feet wide, and shall conform to federal Americans with Disabilities Act (ADA) requirements.

(9) Landscaping. Landscaping shall be installed within the development to provide erosion control, visual interest, buffering, privacy, open space and pathway definition, and shading based on the following standards:

(A) A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees. At the time of planting, trees shall be planted a minimum of 2 inches (dbh) in caliper and shrubbery a minimum of 24 inches in height. Bark mulch, rocks and similar non-plant material may be used to compliment the cover requirement, but shall not be considered a sole substitute for the vegetative ground cover requirement; and

(B) The use of native and/or drought tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed Landscape Architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.
Amend Section 27 pertaining to Multi-Structural Residential R4, Section 27 Uses Permitted Outright, with additions shown in underline and deletions in strikeout, as follows. Delete Section 28 Manufactured Home Conditions.

Section 27. Uses Permitted Outright. In a R4 zone, the following uses and their accessory uses are permitted outright:

(1) A use permitted in the R3 zone
(2) Manufactured homes subject to Section 28.
(3) Mobile home Manufactured Dwelling Park home-park subject to requirements of Appendix A.

Section 28. Manufactured Home Conditions. Manufactured homes are permitted outright subject to the following conditions:

(1) It shall be multisectional and inclose a space of no less than 1,000 square feet.
(2) The dwelling shall be placed on an excavated and back-filled foundation and inclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.
(3) The dwelling shall have a pitched roof of at least one foot in height for every three feet of width.
(4) Exterior siding and roofing shall be similar in color, material, and appearance to that of surrounding dwellings.
(5) The exterior thermal envelope which shall meet performance standards required of single-family dwellings built under the state building codes.
(6) The dwelling shall provide on-site covered parking consistent with the predominant construction patterns of immediately surrounding dwellings.

Add Section 29A after Section 29 in Multi-Structural Residential R4, with additions shown in underline. Section 29 is shown for reference only, do not amend.

Section 29. Conditional Uses Permitted. In an R4 zone, a conditional use permitted in a R3 zone is permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance.

Section 29A. All uses and structures in the R4 zone, other than Manufactured Dwelling Parks, shall comply with all of the standards listed in the R3 zone, Sections 21-26F.

Delete the following sections: Section 30 Lot Size, Section 31 Setback Requirements, Section 32 Height of Buildings, and Section 33 Lot Coverage.
In Central Commercial C2, add Section 34A, pertaining to Development Review, after Section 34, as follows (additions in underline):

Section 34A. Development Review. In the C2 zone, development review by the city administrator or designee shall be required to ensure compliance with the Section 39A.

(1) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111A(1) Type I procedures for administrative decisions.

(2) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:
   A. Contain all the general information required;
   B. Address the criteria in sufficient detail for review and action; and
   C. Be filed with the required fee as established by the city council.

(3) Development review information. An application for development review shall include a proposed site plan on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:
   1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
   2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
   3. The proposed development site, including boundaries, dimensions, and gross area.
   4. Features that are proposed to remain on the site.
   5. The location and dimensions of all existing and proposed structures, utilities, street lighting, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
   6. Landscape plan, including parking area landscaping if applicable.
   7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, alleys and easements.
   8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of vehicular and bicycle parking areas if applicable.
   9. Architectural drawings,
      a. Building elevations which illustrate building orientation and building form design features including but not limited to building facade(s), entrance(s), windows, roof decoration, awnings and overhangs, building materials and paint colors.
      b. Building plans that illustrate proposed amenities.
      c. Signage, if applicable.
      d. The name, address and phone number of the architect.

Amend the following sections pertaining to Central Commercial C2, including Section 36 Lot Size, Section 37 Setback Requirements, Section 38 Height of Buildings, and...
Section 39 Limitations on Use, with additions in underline and deletions in strikeout, as follows:

Section 36. Lot Requirements. None. Except where precluded to comply with other sections of the zoning ordinance, 100 percent lot coverage is permitted.

Section 37. Setback Requirements and Yard Regulations. Except as provided in Section 36, in a C2 zone no yard or vision clearance area shall be required except, all properties abutting Ivy Street shall have a 10-foot building setback from that street. All yard regulations are subject to compliance with vision clearance standards. The Planning Commission shall consider setback exceptions for installation of publicly oriented features such as a landscaped courtyard or sculpture display. Drought tolerant, low-water requiring or native landscaping materials are strongly encouraged.

(1) Front yard setbacks. A new building shall establish a front yard setback of 0-5 feet. To maintain street-front continuity, the following exception to the yard requirements is authorized: If there are buildings on both abutting lots with yards of more than the required depth for the zone, the yard of the lot may equal but not exceed the average yard of the abutting buildings. If there is a building on one abutting lot with a yard of more than the required depth for the zone, the yard for the lot may equal but not exceed a depth one-half way between the depth of the abutting yard and the required yard depth.

(2) Side yard setbacks. A side yard facing a street shall have a setback of 0-5 feet. The setback for a side yard not facing a street and for a rear yard shall be a minimum of 0 feet, with no maximum.

(3) Rear yard setbacks. The setback for a rear yard shall be a minimum of 0 feet, with no maximum.

(4) Allowed Extensions into the Public Right-of-Way. Eaves, second story bay windows, cornices, canopies, pergolas, and similar architectural features may encroach into a setback by no more than five feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code.

Section 38. Height of Buildings. In a C2 zone within 100 feet of a residential zone, no building shall exceed three stories or 35 feet in height. A building on a corner lot is encouraged to be at least two stories in height. Multistory buildings with residential uses on the upper floor or floors are encouraged in the C2 zone.

Section 39. Limitations on Use. In C2 zone, the following conditions and limitations shall apply:

(1) All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street parking and loading, drive-in windows, island service for motor vehicles and display of merchandise along the outside wall of the building not extending more than 3 feet from the wall once per calendar quarter, unless conducted as part of special event and authorized by the city council.

(2) All items produced or wares and merchandise handled shall be sold at retail on the premises except in the case of Section 34 (68).

(3) Residential dwellings shall not be allowed on the ground floor in the C2 zone. However, where existing residential dwellings do exist, they and their accessory uses may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone.
(4) Ground floor spaces shall be used for commercial and retail uses. Upper floors of a building shall be used for commercial or residential uses.

[Section 39 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Add Sections 39A Design Standards, and 39B Utilities, after Section 39 in Central Commercial C2, as follows (additions in underline):

Section 39A. Design Standards. In the C2 zone, the following design standards shall apply. Applicants proposing construction or major exterior renovation of structures in the C2 zone will be required to comply with the following standards and shall be subject to site review as part of the development application process.

For purposes of this ordinance, a "Major Exterior Renovation" shall be defined as follows: Where the building undergoes any structural repair, reconstruction or improvement and the cost of the repair or renovation equals or exceeds 35 percent of the assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. This includes:
- Changes to the facade of a building;
- Increases or decreases in floor area that result in changes to the exterior of a building;
- Changes to exterior improvements.

Major exterior renovation does not include normal maintenance and repair or total demolition, nor does it include improvement of a structure to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the national register of historic places or a state inventory of historic places. Assessed value is the value shown on the applicable county assessment and taxation records for the current year.

A variance to this requirement may be requested in the event of a casualty (fire, flood, etc.) in which the portion of the building exterior visible from the primary street has not been affected. An applicant seeking a variance to this requirement must provide a description of the casualty and an explanation of why the applicant cannot comply with the standard.

For a major exterior renovation, the applicant shall submit a development schedule indicating the approximate dates when construction of the planned amenities and design elements are expected to be initiated and completed. All improvements required under this section shall be completed within 3 years of the date of approval of the proposed major exterior renovation.

(1) Building Architecture. All new buildings and major exterior renovations shall provide architectural relief and interest to promote and enhance a comfortable pedestrian scale orientation. The use of building materials that require less maintenance and are longer lasting are encouraged.

(a) Facades. Architectural emphasis shall be placed on the facade facing a public street, especially at the building entrance and along sidewalks. Blank walls shall be avoided unless structurally necessary. Any blank wall clearly visible from a public street shall include a combination of architectural elements and features such as offsets, entry treatments, varied materials and colors, division into bays, decorative murals, etc. A decorative mural should reflect the local human and natural history, and should not be used for advertising purposes.

(b) Entrances. The primary entrance to a building, including on a corner lot, shall be located along the primary street, not the parking lot. For a building on a corner lot of two primary streets, the entrance may be oriented toward the intersection. A variance may be
granted by the Planning Commission if this building orientation is not achievable due to site constraints.

(c) **Windows.** A new building or major exterior renovation shall include large, regularly spaced and similarly shaped windows with trim. Windows shall cover between 50 to 80 percent of the ground floor façade area on the building side that faces the public street and includes the main building entrance. Windows shall begin 18 to 30 inches above the sidewalk. Second story windows shall continue the vertical and horizontal character of the ground level windows. Transom or clerestory windows are encouraged above the building entrance.

(d) **Roof Decoration.** A building with a flat roof shall include a decorative cornice or decorative moldings at the top. A building with a pitched roof shall include eaves.

(e) **Awnings and Overhangs.** All new or renovated buildings may include overhangs or awnings. Overhangs and awnings extending into the public right-of-way may project to within two (2) feet of the curb line and must be a minimum of eight (8) feet in height over the sidewalk and/or ground surface. The design, materials, and colors of these features shall complement the architecture of the building. New lighted, plastic, or bubble awnings are not allowed. In the event that a street is widened, an awning or overhang that is not in compliance with this ordinance will need to be removed.

(f) **Building Materials.** Building materials should be compatible with the surrounding area and can include masonry, tile, stucco, split face (decorative) concrete block, or wood. A building may not be made of unadorned poured or tilt-up concrete or metal siding.

(g) **Paint Colors.** Paint colors should be compatible with the surrounding area. No neon or fluorescent-colored paint shall be allowed.

(2) **Amenities.** Every new building shall provide one or more of the alternatives listed below for each 4,000 square feet of building. Pedestrian amenities may be provided within a public right-of-way when approved by the Planning Commission. Amenities should be compatible with adjacent downtown development. The use of landscaping and building materials that require less maintenance and are longer lasting are encouraged.

(a) A plaza, courtyard, or extra-wide sidewalk next to the building entrance

(b) Planters or hanging baskets

(c) Sitting space (e.g., dining area or benches)

(d) Public art (e.g., fountain, sculpture, mural, etc.)

(e) Special surfacing such as brick or tile. Surfacing must meet ADA standards.

(3) **Street Lighting.** When street lighting is required to be installed under the requirements of this or supporting ordinances or standards, street lighting shall be old-fashioned, ornamental, and compatible with street lighting in the C2 zone and along Ivy Street.

(4) **Parking and Access.** The following requirements for parking in the C2 zone should minimize visual impacts on the downtown area. The use of paving and landscaping materials that require less maintenance and are longer lasting are encouraged.

(a) **Parking area location.** Off-street parking shall be located to the rear or side of the building. On corner lots, the parking may not be located adjacent to the street corner. Use of a corner lot for parking is discouraged.

(b) **Parking area landscaping.** Provided that minimum parking requirements are met, all parking lots shall include landscaping of not less than 7 percent of the area devoted to outdoor parking facilities. Drought tolerant, low-water requiring or native landscaping materials are strongly encouraged. Said landscaping shall be provided with underground irrigation and protective curbs or raised wood headers.

(i) A parking area located adjacent to a road right-of-way shall be buffered by a five-foot landscaped strip between the parking lot and road right-of-way and must include at least one deciduous street tree every 30 feet.
(ii) For a corner lot with four or more off-street parking spaces as required under this code, then off-street parking adjacent to a public street shall provide a minimum of four square feet of landscaping for each linear foot of street frontage along that street. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height, which shall be parallel to and adjacent to the street frontage as much as practical. Additionally, one tree, which will provide a canopy of at least three hundred square feet upon maturity, shall be provided for each 50 linear feet (or fraction thereof) of street frontage along that street.

If minimum parking requirements cannot be met, the highest percentage possible of landscaping shall be required, subject to Planning Commission approval.

(c) Bicycle parking. Bicycle parking shall be in accordance with the Junction City Transportation System Plan. If the bicycle parking requirement cannot be met due to site constraints, the bicycle parking may be located elsewhere in the C2 zone in a location to be determined by the Planning Commission.

(d) Alley paving. In conjunction with a building permit or with a change in use that will take access paved off-street parking from the alley, the developer shall pave the entire alley. This requirement may be waived by the Planning Commission if adjacent to residential development. Subsequent development or change of use will be subject to a latecomer’s fee per Ordinance 1001 to reimburse the development cost for the portion of the alley not adjacent to the original development.

Section 39B. Utilities. All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding is not practicable, equipment shall be screened from view from adjacent streets, sidewalks, and abutting residentially zoned properties with an evergreen hedge or solid fence or wall at least 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.
Amend the following sections pertaining to General Commercial GC, including Section 40 Uses Permitted Outright, and Section 41 Conditional Uses, with additions in underline and deletions in strikeout, as follows:

Section 40. **Uses Permitted Outright.** In a GC zone, only the following uses and their accessory uses are permitted outright:

(1) A use permitted outright in a C2 zone.

(2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when entirely enclosed in a building.

(3) Auditorium, exhibition hall or other public assembly room or building.

(4) Automobile, boat or trailer sales, rental, service and repair.

(5) Automobile service station.

(5a) Automotive paint shop. [Subsection 5a added by Ordinance No. 982, passed January 25, 1994.]

(6) Car wash.

(7) [Deleted] [Subsection (7) deleted by Ordinance No. 1051, passed July 14, 1998.]

(8) Motel.

(9) Mortuary, undertaking or funeral parlor.

(10) Taxidermy shop.

(11) Tire sales and service shop, including tire recapping.

(12) [Deleted] [Subsection (12) added by Ordinance No. 975, passed August 10, 1993; and deleted by Ordinance No. 1025, passed October 8, 1996.]

(13) Small animal clinics and small animal hospitals, where boarding of sick or injured animals is permitted, but do not boarding of healthy animals, is not permitted.

(14) Uses similar to those listed above.

[Section 40, subsection (13) added by Ordinance No. 986, passed June 14, 1994; Section 40 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 41. **Conditional Uses Permitted.** In a GC zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:
(1) Amusement enterprise not enclosed in a building including, but not limited to, "pitch and putt" golf course, archery range, automobile race track and drive-in theater.

(2) Drive-in establishments offering goods or services to customers waiting in parked motor vehicles, except drive-in theater. [Subsection (2) added by Ordinance No. 984, passed April 12, 1994.]

(2) Mobile Home Park (RV Park), subject to requirements of Appendix C.

(3) Mini-storage, provided that it is not located within 260 feet of the center line of State Highway 99.

[Subsection (3) added by Ordinance No. 1025, passed October 8, 1996; section 41 renumbered by Ordinance No. 1037, passed August 12, 1997.]

(4) Day Care Home. [Subsection (4) added by Ordinance No. 1051, passed July 14, 1998.]

(5) Day Care Facility. [Subsection (5) added by Ordinance No. 1051, passed July 14, 1998.]

Add Section 41A, pertaining to Development Review, after Section 41 in General Commercial GC, as follows (additions in underline):

Section 41A. Development Review. In an GC zone, development review by the city administrator or designee shall be required to ensure compliance regarding GC standards.

(1) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.

(2) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

A. Contain all the general information required;

B. Address the criteria in sufficient detail for review and action; and

C. Be filed with the required fee as established by the city council.

(3) Development review information. An application for development review shall include a proposed site plan, on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.

2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.

3. The proposed development site, including boundaries, dimensions, and gross area.
4. Features which are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan if applicable.
7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
9. Architectural drawings:
   a. Building elevations which illustrate windows and building form design features.
   b. The name and address of the architect.

Amend the following sections pertaining to General Commercial GC, including Section 42 Restrictions on Use, Section 43 Setback Requirements, and Section 44 Height of Buildings, with additions shown in underline and deletions in strikeout, as follows:

Section 42. Restrictions on Use:

(1) Residential dwellings shall not be allowed on the ground floor in the GC zone. However, where existing residential dwellings do exist, or buildings constructed as residential dwellings do exist, they and their accessory uses that were legally established prior to this ordinance may be used for residential purposes, and may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone and non-conforming use standards in sections 92-96. Residential dwellings are encouraged for upper floors in multi-story buildings in the GC zone that are located close to the downtown area.

[Subsection (1) amended by Ordinance No. 985, passed June 14, 1994.]

(2) Any outside storage of junk shall be conducted entirely within a sight-obscuring fence a minimum of 4 feet in height, when adjacent to a property used or zoned for residential use, or when directly visible from a public street or sidewalk, and must comply with the vision clearance standards in Section 89.

[Section 42 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 43. Setback Requirements. Except as provided in Section 86, in a GC zone, the yards are measured from the property line to the foundation of the building with a maximum projection of one foot into any setback area. Projections may include eaves, chimneys, bay windows, overhangs, and similar architectural features. Setbacks shall be as follows:

(1) The setback from any street shall be 20 feet. However, if solid ground cover landscaping is provided and maintained the setback from a street may be reduced to 10 feet. A minimum front (street facing) setback is not required, except as
necessary to comply with the vision clearance standards in Section 89. In the case of a corner lot, both street facing sides of the lot shall be considered the front.

(2) The side yard is not required except where the foundation of a structure abuts a residential zone, in which case it shall be a minimum of 10 feet measured from the foundation where abutting a residential zone.

(3)(3) The rear yard is not required, except where the foundation of a structure abuts a residential zone, in which case it shall be a minimum of 15 feet measured from the foundation where abutting a residential zone.

Add Section 43A Building Orientation Guideline, in General Commercial GC, as follows (additions in underline):

Section 43A. Building Orientation Guideline. In order to create streets which are attractive to pedestrians, create a sense of enclosure, and provide activity and interest along the street edge of a building, the preferred siting of new commercial buildings is close to the street rather than set back from the street behind large parking lots. Front (street facing) setbacks of between 0 and 25 feet from the front property line are encouraged where site size and configuration permit. (see Appendix E, Diagram 10).

[Section 43 renumbered and amended by Ordinance No. 1037, passed August 12, 1997.]

Section 44. Height of Buildings. In a GC zone, no building shall exceed a height of 35 feet. [Section 44 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Add the following sections after Section 44 in General Commercial GC as follows, Section 44A Parking, Section 44B Building Entries, Section 44C Building Form, Section 44D Trash Receptacles, Section 44E Utilities, Section 44F, Delivery and Loading Facilities, and Section 44G, Drive-through facilities (additions in underline):

Section 44A. Parking. In a GC zone, parking lots shall comply with the following standards:

1. Off street vehicle parking must comply with the landscaping, size, and pedestrian circulation standards specified in Sections 78-80.
2. Parking lot siting guideline: To minimize the visual impact of parking areas, new commercial developments are encouraged to site off-street parking lots to the rear or side of the building where site size and configuration permit.

Section 44B. Building Entries. In a GC zone, new commercial buildings shall comply with the following building entry standards:

1. All commercial buildings must provide at least one customer entrance within 50 feet of an adjacent public sidewalk. Direct pedestrian access from the public sidewalk to the building entrance shall be provided and must be separated, raised, or protected from vehicular traffic and provide access for disabled persons in a manner that
complies with applicable state and federal law. This standard does not apply to mini-storage, automobile paint shop, or car wash uses (see Appendix E, Diagram 12).

Section 44C. Building Form. In a GC zone, new commercial buildings shall comply with the following building form standards:

(1) Building Articulation. Exterior building walls shall not continue along an uninterrupted plane for more than 100 feet measured horizontally. An uninterrupted plane is a wall that has no variation in exterior surface along its length. Wall plane projections or recesses shall be a minimum of two feet in depth to satisfy this standard and shall extend at least a total of 20 percent of the length of the facade. Variations in exterior building materials or colors do not satisfy this standard (see Appendix E, Diagram 12).

(2) Windows. All street facing building facades shall provide windows along a minimum of 50 percent of the length and 20 percent of the ground floor wall area (doorways may be used to help satisfy this standard). On corner lots, the general ground floor window standards must be met on one street frontage only. On the other street(s), the requirement is 1/2 of the general standard. The applicant may choose on which street to apply the general standard. This standard does not apply to mini-storage, automobile paint shop, or car wash uses (see Appendix E, Diagram 12).

(3) Front Facade Architectural Detail Guideline. New large commercial buildings with ground floor facades that face public streets are encouraged to include architectural details such as arcades, colonnades, entry areas, awnings, or other such architectural features that break up the horizontal plane of the building (see Appendix E, Diagram 12).

Section 44D. Trash receptacles. Trash receptacles shall be screened on all sides with an evergreen hedge or solid fence or wall of not less than 6 (six) feet in height. No trash receptacle shall be located within required setbacks, or within 25 feet of property lines abutting residential zones.

Section 44E. Utilities. All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding is not practicable, equipment shall be screened from view from adjacent streets, sidewalks, and abutting residentially zoned properties with an evergreen hedge or solid fence or wall at least 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.

Section 44F. Delivery and Loading Facilities. In a GC zone, new commercial buildings shall comply with the following delivery and loading facility standards:

(1) Delivery and loading facilities are not permitted in required setback areas.

(2) All loading spaces for commercial buildings and uses shall be off the street, shall be in addition to required off-street parking spaces, and shall be served by service
drives and maneuvering areas so that no backward movement or other vehicle maneuvering within a street, other than an alley, will be required.

Section 44G. Drive-through facilities. Drive-up and drive-through facilities (e.g., associated with restaurants, banks, car washes, and similar uses) shall conform to all of the following standards:

1) A stacking lane a minimum of 80 feet in length shall be provided for cars waiting to access a drive-through window. The stacking lane must be contained entirely on private property between the public right-of-way and the drive-through window and shall not interfere with vehicle parking or circulation.
Amend the following sections pertaining to Commercial Residential CR, including Section 45 Uses Permitted Outright, and Section 46 Conditional Uses, Section 47 Lot Size, Section 48 Setback Requirements, Section 49 Height of Buildings, and Section 50 Lot Coverage, with additions in underline and deletions in strikeout, as follows:

Section 45. Uses Permitted Outright. In the CR zone, only the following uses and their accessory uses are permitted outright:

(1) A use permitted in the R3 zone.

(2) Bank or financial institution.

(3) General business or professional office.

(4) Barber or beauty shop.

(5) Medical or dental offices.

(6) Clubs, lodges, fraternal and religious associations.

(7) [Deleted]

[Subsection 7 added by Ordinance No. 975, passed August 10, 1993; and deleted by Ordinance No. 1025, passed October 8, 1996; section 45 renumbered by Ordinance No. 1037, passed August 12, 1997.

(2) Neighborhood commercial uses as follows:

(A) Retail goods and services;

(B) Child care center (care for more than 12 children);

(C) Food services, excluding automobile-oriented uses;

(D) Medical and dental offices, clinics, and laboratories;

(E) Professional and administrative offices;

(F) Repair services, conducted entirely within the building; auto repair and similar services not permitted

(G) Mixed use building (residential with other permitted use);

(H) Laundromats and dry cleaners;

(I) Art, music, or photography studio;

(J) Personal services (barber shops, salons, similar uses); and

(3) Uses similar to those listed above.

Section 46. Conditional Uses. In the CR zone uses allowed outright in the C2 zone and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 this ordinance:

(1) Dormitories. [Incorrectly numbered by Ordinance 1021, passed June 11, 1996.]

[Section 46 amended by Ordinance 1021, passed June 11, 1996, and renumbered by Ordinance No. 1037, passed August 12, 1997.]

(2) Clubs, lodges, fraternal and religious associations.
Section 47. **Lot Size.** In a CR zone, the lot size shall be as follows:

1. The minimum lot area for commercial and single-family dwellings shall be 5,000 square feet.
2. The minimum lot area for two-family dwellings (duplexes) shall be 6,000 square feet.
3. For multiple-family dwellings, the minimum lot area shall be 7,500 square feet or 1,500 square feet per dwelling unit, whichever is greater.
4. The minimum lot width at the front building line shall be 50 feet for an interior lot, and 25-35 feet for cul-de-sac lots.
5. The minimum lot depth shall be 100 feet. There is no minimum lot depth.
6. The minimum lot area for townhomes (single-family attached or row houses) shall be 2,500 square feet per unit. The minimum lot width at the building front of the building shall be 30 feet.

Section 48. **Setback Requirements.** Except as provided in Sections 48A and 86 of this ordinance, in a CR zone the yards, measured from the property line to the foundation of the building with a maximum projection of one foot into any setback area, shall be as follows:

1. The front yard shall be a minimum of 20 feet. A minimum front setback of 15 feet is required for multi-family dwellings, townhomes, and duplexes, except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for non-residential and mixed use buildings.
2. Each side yard setback shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet. Townhomes shall have no setback requirement where they share common walls.
3. The back yard shall be a minimum of 15 feet. However, for any structure exceeding 16 feet in height, the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot or fraction thereof above 16 feet.
4. In the case of a two-family (duplex) residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard. Setbacks for back yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).
(5) No building shall encroach into a public utility easement or vision clearance area {Section 89).

Add Section 48A, pertaining to Setback Exceptions, after Section 48 in General Commercial GC, as follows (additions in underline):

Section 48A. Setback Exceptions. In a CR zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.

Section 49. Height of Buildings. No buildings shall exceed a height of 35 feet. Building height may be restricted according to requirements in Sections 25 and 26A (see R3 Multi-Family Residential) and 50B.

Section 50. Lot Coverage. In a CR zone, the buildings shall not occupy more than 40 percent of the lot area.

Add the following sections after Section 50 in General Commercial GC as follows, Section 50A Residential Standards, and Section 50B Non-Residential Standards (additions in underline):

50A. Residential Standards. All new residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in sections 22A, 26A-26D and 26F.

50B. Non-Residential Standards. All new non-residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in Sections 22A, 26A-26C and 26E with the following exceptions:

(A) Hours of operation are not limited.
(B) There is no maximum floor area standard.
Amend Subsections 1, 5, 6, 7, and 8 in Section 78, Off-Street Parking, as follows, with additions shown in underline, and deletions in strikeout. (Subsections 2, 3, and 4 are shown in italics for reference only and are NOT to be amended.)

Section 78. Off-Street Parking.

(1) Off Street Parking Spaces Required. At the time of erection of a new structure, or at the time of enlargement of an existing structure’s floor area by more than 20 percent, or at the time of change in use of an existing structure within any zone in the City, off-street parking spaces shall be provided in accordance with the requirements of this section, unless greater requirements are otherwise established.

(2) Exceptions to Off-Street Parking Requirements. Properties are exempt from the requirement for off-street parking if such properties:

(a) are or have been assessed for public off-street parking facilities;

(b) have a commercial use and are bounded by 4th Avenue to the south, 7th Avenue to the north, West Front Street to the east, and western edge of the Central Commercial zone; or

(c) have a commercial use, are located within 900 feet of a City of Junction City parking lot, and are located in an existing residential structure located in the area bounded by W. 4th Avenue to the north, W 2nd Avenue to the south, Holly Street to the west, and Front Street to the east, including abutting properties to the alleys.

(3) Elimination of Parking Spaces. If a parking space has been provided in connection with an existing use, the parking space shall not be eliminated if it would result in less parking than required by this ordinance.

(4) Measurement of Required Parking Spaces. Where square feet are specified the area measured shall be the gross floor area of the functional use of the building, but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.

(5) Off-street Parking Spaces. The minimum number of off-street parking spaces shall be provided as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Residential (a) One and two family dwellings</td>
<td>Two spaces per dwelling unit, located in driveway or garage, and one of which may be located within any required yard, with both paved in accordance with design requirements in Section 80 (9).</td>
</tr>
<tr>
<td>(b) Multi-family dwellings</td>
<td>Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per dwelling unit with less than three bedrooms.</td>
</tr>
<tr>
<td>(c) Residential hotel, rooming or boarding house</td>
<td>Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager. Two spaces for each three guest rooms, or one per three beds, whichever is more.</td>
</tr>
<tr>
<td>(d) Townhomes</td>
<td>Two spaces per unit for dwelling units with three or more</td>
</tr>
</tbody>
</table>
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bedrooms and 1.5 spaces per unit for dwelling units with fewer than three bedrooms.

(e) Studio units or one bedroom units less than 800 sq. ft.

One space per unit

(B) Commercial Residential

(a) Hotel

1.25 spaces per guest room

(b) Motel, Hotel

One space per guest room or suite plus one additional space for the owner or manager.

(c) Club, lodge

Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.

(C) Institutional

(a) Welfare or correctional institution

One space per five beds for patients or inmates

(b) Convalescent hospital, nursing home, sanitarium, rest-home, home for the aged

One space per two-three beds for patients or residents

(c) Rest home, home for the aged, assisted living

One space per two patient beds or one space per apartment unit

(d) Hospital

Spaces equal to 1.5 times the number of beds

(D) Place of Public Assembly

(a) Church

One space per four seats or eight feet of bench length in the main auditorium

(b) Library, reading room

One space per 400 square feet of floor area plus one space per two employees.

(c) Kindergarten, Child care centers having 13 or more children

One space per 400 square feet of floor area plus one space per two employees.

(d) Kindergarten, elementary or junior high school

1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater.

(e) High school

1.5 spaces per classroom plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater.

(E) Commercial Amusement

(a) Stadium, arena, theater

One space per four seats or eight feet of bench length.

(b) Bowling alley

Five spaces per alley plus one space per two employees.

(c) Dance hall, skating rink

One space per 100 square feet of floor area plus one space per two employees.

(F) Commercial

(a) Retail store except as provided in subsection (b) of this section

One space per 200-350 square feet of floor area
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(b) Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture

One space per 600 square feet of floor area. Floor area calculation does not include canopied or unenclosed structures.

(c) Bank, office (except medical and dental)

One space per 333 400 square feet of floor area

(d) Medical and dental clinic

One space per 290 350 square feet of floor area

(e) Eating or drinking establishment

One space per 100 square feet of floor area

(f) Mortuaries

One space per four seats or eight feet of bench length in chapels

(G) Industrial

(a) Storage

One space per 1,000 square feet of floor space, plus one space per company vehicle

Manufacturing establishment, rail or trucking freight terminal, or wholesale establishment

Unspecified Uses—Where a use is not specifically listed in this table, parking requirements shall be determined by finding that a use is similar to those listed in terms of parking needs.

(2 6-6) Bicycle parking facilities shall be provided as part of new multi-family developments of four units or more, new retail, office and institutional developments, and all transit transfer stations and park and ride lots. Bicycle parking requirements shall apply to new development, changes of use, and building expansions and remodels where either the floor area of the building or its value is being increased by 50% or more. Bicycle parking spaces shall provide a convenient place to lock a bicycle and shall be at least six feet long, two feet wide, and shall provide at least seven feet of vertical clearance. Bicycle parking shall not interfere with pedestrian circulation. For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio. Bicycle parking spaces shall be provided as indicated below:

(A) Multi-family dwellings of 3 or more dwelling units

At least 1 covered bicycle space for each dwelling unit

(B) Parking lots — All public, commercial, and institutional parking lots

1 bicycle space for every 10 motor vehicle parking spaces.

(6) Multi-family residences for four or more housing units shall provide at least one bicycle parking space per unit.
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(7) For new retail, office and institutional developments, and all transit transfer stations and park and ride lots, bicycle parking shall be required at one space per seven required vehicle parking spaces. In calculating the number of required spaces fractions shall be rounded up to the nearest whole number.

(8) For existing buildings in the Commercial Zone in the downtown area where space is restricted and bicycle parking cannot be provided safely, the Community Development Director-Planning Commission may waive the bicycle parking requirements.

Amend Subsection 8 of Section 80, General Provisions—Off-street Parking and Loading, as follows, with additions shown in underline, and deletions in strikeout.


(8) Design Requirements. Design requirements for parking lots and spaces, with the exception of single family and duplex dwelling units:

(a) Areas used for parking, standing, and maneuvering of vehicles shall have a hard surface of asphalt or concrete and be maintained adequately for all-weather use and so drained as to avoid flow of water onto adjacent property. Lots may be paved with a permeable surface, subject to approval by the city administrator or designee. Permeable pavement parking lots may be sited anywhere, but are subject to the requirements listed below, Section 80 (409) (a) and (409) (c) – (f). Gravel lots may be approved as a conditional use as outlined in Section 80 (10). Size of standing and maneuvering areas, in addition to the required number of parking spaces, shall be as follows: comply with the areas illustrated in Appendix E, Diagram 14.

Delete diagram – add to Appendix E

(b) Except for parking to serve single-family detached, townhome, or duplex residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than four feet in height except where vision clearance is required by this code.

(c) Parking spaces within a parking lot shall be designed and constructed so that no portion of a parked vehicle, including an opened door, will extend beyond the property line.

(d) Artificial lighting which may be provided shall be so arranged as to not produce direct glare on any abutting or adjacent residential zone or on any adjacent dwelling.

(e) Access aisles shall comply with be of sufficient width for all vehicle turning and maneuvering the aisle widths illustrated in Appendix E, Diagram 14.

(f) All parking spaces, except single-family detached, townhomes, and duplex residential, shall be served by a driveway designed so that no backing movements or other maneuvering within a street, other than an alley, will be required.

(g) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum
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safety of pedestrians and vehicular traffic on the site. In no case shall two-way and one-way driveways be less than 20 feet wide and 12 feet wide respectively. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives. Service drives are also subject to the requirements of Appendix H: Access Management.

(h) If four or more off-street parking spaces are required under this code, then off-street parking adjacent to a public street shall provide a minimum of two square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height upon maturity, which shall be parallel to and adjacent to the street frontage as much as practical. Additionally, one tree, which will provide a canopy of at least three hundred square feet upon maturity, shall be provided for each 100-300 lineal feet of street frontage or fraction thereof. For list of trees that shall be allowed, see Appendix IJ. Said landscaping shall be provided with irrigation facilities and protective curbs or raised wood headers.

(i) Parking lots with 20 or more spaces shall comply with the following interior landscaping standards (see Appendix E, Diagram 13):

1. There shall be one planter island for every 10 parking spaces. Planter islands shall be a minimum of 6 feet in width (exclusive of the curb) and a full parking space in length and contain one deciduous shade tree (a minimum 2-inches in caliper at planting). Tree species shall be limited to those species specified in Appendix J. The planting islands shall be fully landscaped with shrubs and groundcover, which will not exceed 3' in height at maturity. Bark mulch shall not be an acceptable substitute for vegetation. Parking areas with fewer than 10 spaces are not required to have a planter island.

2. A minimum 6-foot wide planter area shall separate and visually screen parking from building facades with living area windows. The planting area shall include a mix of groundcover, shrub, and/or tree species of appropriate size and growth habit. At least one small tree or large shrub with mature canopy no larger than 10 ft. in diameter shall be provided for each 50 lineal feet of building.

3. The property owner shall be responsible for maintaining the landscaped areas to the specified standards.

(j) Lots containing more than 3 parking spaces shall have all spaces permanently and clearly marked.

(k) Parking lots with 80 spaces or more shall be divided into separate areas by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings (see Appendix E, Diagram 13).

(l) Commercial, industrial, multi-family, and mixed use developments with two or more buildings shall provide safe, reasonably direct and convenient pedestrian connections between primary building entrances and between building entrances and all adjacent streets. Where walkways cross a driveway or street, they shall be clearly marked with contrasting paving materials, painted striping ("crosswalk"), or humps/raised crossings (see Appendix E, Diagram 13).

(m) New off-street parking lots located in R3, R4, CR, and C2 zones shall be placed to the rear or side of the building in accordance with Section-26B (R3 zone) and Section 39A (C2 zone). In the GC zone, new development is encouraged to site parking lots to the rear or side of the building where site size and configuration permit.
Amend Section 87 General Exception to Building Height Limitations as follows, with additions shown as underline and deletions in strikeout:

Section 87. General Exception to Building Height Limitations. The following types of structures or structural parts are not subject to the building height limitations of this ordinance except in residentially zoned areas unless otherwise restricted: chimneys, cupolas, tanks, church spires, belfries, domes, derricks, monuments, fire and hose towers, observation towers, smokestacks, flagpoles, radio and television towers, masts, aerials, cooling towers, water towers, elevator shafts, windmills, conveyors and other similar projections. Churches and church spires, belfries, domes, and similar monuments are not subject to the building height limitations of this ordinance.

Amend Section 102 Standards Governing Conditional Uses, Subsection (1) Height Exception, by deleting the words “church or” at the beginning of the first sentence.
Amend Appendix A Manufactured Dwelling Park Standards as follows, with additions shown in underline and deletions in strikeouts.

Because a mobile home park can have significant impacts on the surrounding community, special standards governing development of these uses have been established:

1. **Area.** Minimum area – five one acres.
2. **Access.** Mobile home Manufactured dwelling parks shall abut and have direct access to a public street outside of the park boundaries. No individual space within the manufactured dwelling park shall have direct access to a public street outside the park boundaries.
3. **Asphalt access drives.** Twenty feet in width, shall be provided to each mobile home space, shall be unobstructed, open to traffic and continuous unless provided with adequate turn-around areas or cul-de-sacs. If the owner or operator permits parking on the access drive, the owner or operator shall construct the access drives at least 30 feet in width. Each park shall have a principal access drive of not less than 36 feet. **Streets.** All streets within the manufactured dwelling park shall be constructed to City street standards for paving, gutters, and sidewalks unless otherwise approved by the planning commission.
4. **Walkways.** Not less than three feet in width, shall be provided from each mobile home space and service buildings to access drives and along both sides of all access drives. Walkways within the manufactured dwelling park shall provide safe, reasonably direct, connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas. All walkways must be separated, raised, or protected from vehicular traffic and provide access for disabled persons in a manner that complies with applicable state and federal law.
5. **Screening.** Except as required for vision clearance, the outer perimeter of each park shall be improved with one of the following:
   
   (a) Sight-obscuring fence or wall not less than six-five feet in height nor greater than six feet in height; except next to public streets where a fence no less than three and one half feet nor greater than four feet in height shall be provided, unless otherwise approved by the planning commission when found to conform to the purpose of this ordinance; or
   
   [Subsection 5(a) amended by Ordinance No. 969, Section 1, passed March 23, 1993.]
   
   (b) Maintained evergreen landscaping that is at least five feet in depth, will mature within three years, and reach at least five feet height at maturity, and conform with provision 5(c) below; or
   
   (c) Combination of (a) and (b) above, when required by the commission to blend the proposed development in with that of surrounding property.
   
   (d) All walls and fences must conform to the vision clearance standards in Section 89.

6. **Setbacks and Building Separation.** All mobile homes and accessory structures shall be setback a minimum of 10 feet from any property line, except for the front
property line which shall be 200 feet, and 10 feet from another mobile home. The minimum setback between park structures and abutting properties is 10 feet. The minimum setback between park structures and public right-of-way is 15 feet. At least a 10-foot separation shall be provided between all dwellings except where a carport, garage, or storage structure is shared by adjoining spaces in which case the shared facilities may be attached at the space dividing line. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between units. Park structures shall be placed no closer than 5 feet from a street, sidewalk, or walkway contained within the manufactured home park. An accessory structure shall not be located closer than 6 feet to any other structure or dwelling.

7. **Space.** The minimum size of a space for each home is 2,500 square feet, provided that the overall (gross) density of the park does not exceed 12 units per acre. Each mobile home space shall be a minimum of 30 feet wide and 40 feet long.

8. **Pads.** All areas covered by mobile-home manufactured dwellings and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.

9. **Landscaping.** All open areas, except as otherwise specified herein, shall be suitably landscaped according to plans and specifications presented to and approved by the Planning Commission. Such areas shall be continuously maintained. Landscaping shall be installed within the development to provide erosion control, visual interest, buffering, privacy, open space and pathway definition, and shading based on the following standards:
   (a) All shared/common open space areas shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees. Trees, shrubs, and groundcover (other than turf) shall cover a minimum of 15 percent of the total shared/common open space area within the manufactured dwelling park. At the time of planting, trees shall be planted a minimum of 2 inches (dbh) in caliper and shrubbery a minimum of 18 inches in height. Bark mulch, rocks, and similar non-plant material may be used to complement the cover requirement, but shall not exceed 20 percent of the total planting area.
   (b) All manufactured dwelling spaces shall be landscaped within six months of legal occupancy. The installation and maintenance of such landscaping shall be the responsibility of the park owner unless, under terms of the space rental agreement, grading and materials are supplied by the park owner and labor is furnished by the renter or other arrangement approved by the City.
   (c) The use of native and/or drought tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation.
   (d) The park owner shall be responsible for the maintenance all landscaping.

10. **Patio.** Each mobile-home manufactured dwelling space shall be improved with one patio of concrete, brick pavers, or other similar hard surface or other suitable impervious material, having a minimum area of 150 square feet. Asphalt paving is prohibited.

11. **Development Fee.** A park's development fee per dwelling unit, as-established by the City Council to be the same as established for other single family dwelling units, shall be paid to the City upon issuance of a siting permit. In lieu of this fee the City may, however, accept a minimum of 200 square feet of recreation area for each mobile home space; the recreation areas are to be provided in one or more
locations within the mobile home park. The minimum size of each required recreation area shall be 5,000 square feet.

[Item #11 amended by Ordinance No. 982, passed January 25, 1994.]

12. Common Open Space. Manufactured dwelling parks with more than 20 spaces shall provide shared open space within the park as follows:

(a) A minimum area of 15 percent of the total site area (inclusive of required setback areas), shall be designated, and permanently reserved, as usable common open space. It may be located in more than one area within the park if each such area meets all City requirements. "Usable" means that no single common open space area shall be less than 200 square feet and shall have no outer dimension that is less than 10 feet. The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g., public park). Lands that the City has designated as sensitive or natural, and jurisdictional wetlands identified by the Division of State Lands, may be counted toward this requirement, but can not be counted toward the active recreational requirement listed in subsection (b) below.

(b) The owner shall permanently designate and demarcate within the common open space, a minimum of 250 square feet of active recreation area (e.g., children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area. It may be located in more than one area within the park if each such area meets all City requirements, is no less than 200 square feet, and has no outer dimension that is less than 10 feet. Designated sensitive lands and natural areas may not be counted toward this requirement.

13. Storage - Common. A centralized storage location area for boats, campers, camping trailers, other recreational vehicles, motorcycles, and automobiles, and other similar items owned by residents of the park shall be provided in each mobile home park manufactured home park. Such storage area shall contain a minimum of 160 square feet for each mobile home manufactured dwelling space and be enclosed by a sight-obscuring fence or wall a minimum of six feet in height that has a lockable gate.

14. Storage - Individual. A storage building and carport/garage shall be provided on each mobile home manufactured home space. Storage buildings shall have a minimum floor area of 32 square feet. Carports/garages shall not exceed 600 square feet in area unless designed to serve two adjacent mobile-manufactured home dwelling spaces, in which case they maximum area is may be 1,200 square feet in area. All such structures shall be constructed in conformance to the Uniform Building Code applicable building codes.

15. Mailboxes. Mailboxes shall be provided, whether centrally or individually, for each mobile-manufactured dwelling home space. Three off-street parking spaces shall be provided for all centralized mailbox areas unless on-street parking is provided adjacent to the mailboxes.

16. Utilities. All manufactured dwelling parks shall provide each lot or space with storm drainage, public sanitary sewer, electric, telephone, and public water, with easements dedicated where necessary to provide such services. All utilities, i.e.
sewer, water, natural gas, electricity, telephone, and television cable, shall be underground in locations approved by the city engineer the City Community Development Director or designee.

17. Construction and Safety Standards. Prior to location of a mobile manufactured dwelling in a mobile manufactured dwelling park, the owner or occupant shall establish to the satisfaction of the building inspector that the mobile manufactured dwelling is in a condition that conforms to mobile manufactured dwelling construction and safety standards as established under Oregon Revised Statutes and Administrative Rules.

18. Recreational vehicle spaces may be provided, however, such uses of land shall be separated and distinct from the mobile home park.

18. All mobile homes shall be skirted. Perimeter Enclosures. All manufactured dwellings shall be installed with an approved foundation siding/skirting enclosing the entire perimeter of the dwelling. Foundation siding/skirting and backup framing shall be weather-resistant materials, which blend with the exterior siding of the dwelling. Below-grade level and for a minimum distance of eight (8) inches above finish grade, the materials shall be resistant to decay or oxidation. The siding must be installed in accordance with the manufacturer's recommendations.

19. Fire Hydrants. Hydrants must be provided within 250 feet, measured along a vehicular way, of any space or permanent structure within the park. Each hydrant within the park must be located on a vehicular way and conform in design and capacity to the public hydrants in the city.

20. Accessory structures and uses. Manufactured Dwelling Parks may contain community laundry, recreation facilities, and other common buildings for the exclusive use of park residents and their visitors.

21. Park Caretaker or Manager's Residence. The park may contain one residence, which may be other than a manufactured dwelling, for the use of a caretaker or manager responsible for maintaining or operating the property.

22. Development Review. Development review by the city administrator or designee shall be required to ensure compliance with Appendix A of this code.

(a) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.

(b) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

(1) Contain all the general information required;

(2) Address the criteria in sufficient detail for review and action;

and

(3) Be filed with the required fee as established by the city council.

(c) Development review information. An application for development review shall include a proposed site plan, on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

(1) North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.

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(2) Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
(3) The proposed development site, including boundaries, dimensions, and gross area.
(4) Features which are proposed to remain on the site.
(5) The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
(6) Landscape plan if applicable.
(7) Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
(8) Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
(9) Location and dimensions of common and private open spaces if applicable.
(10) Location and dimensions of trash receptacles if applicable.
(11) Detail drawings of site-obscuring fence.
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Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, Subsection C as follows, with additions shown in underline and deletions in strikeout:

(C) Blocks
(1) Block length. Block length shall not exceed 1,200 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 ft. The planning commission may allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.

(2) Street Connectivity. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:
   a. The proposed development shall include street connections in the direction of all existing or planned streets within 1/4 mile of the development site. The proposed development shall also include street connections to any streets that abut, are adjacent to, or terminate at the development site.
   b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site.
   c. The requirements of subparagraphs (a) and (b) of this subsection do not apply if it is demonstrated that the connections cannot be made due to impact of natural resource areas such as wetlands, streams, or upland wildlife habitat area or where existing development on adjacent lands, including previously subdivided vacant parcels, preclude a connection now or in the future.

Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, by adding Subsection C1 Perimeter Fences after Subsection C and before Subsection D as follows: (additions shown in underline)

(C1) Perimeter Fences. Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least 5 feet in height, and shall be setback at least 3 feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum 2-inches in caliper at planting) shall be provided for each 50 lineal feet of street frontage. At the time of application review, the Planning Commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, Subsection D Lots (6)(a), (6)(b), and (6)(l) as follows, with additions shown in underline, and deletions in strikeout.

(D) Lots

(6) Panhandle lots. Panhandle lot configurations shall not be utilized in new subdivisions. The Planning Commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones, only in established neighborhoods, provided that the following standards, applicable to all panhandle lots, are met.
   a. Minimum lot sizes for panhandle lots shall be as follows, unless the zoning ordinance requires larger minimum lot sizes.
Ord. No.1116  Exhibit K

1. All rear lots and parcels in an R1 zone must be at least 6,000 square feet, exclusive of the panhandle; and
2. All lots and parcels in an R2 zone must be at least 5,000 square feet, exclusive of the panhandle.

b. Minimum panhandle width shall be as follows, whether or not the panhandle is used for access: One rear lot or parcel - 15 feet; two or more rear lots or parcels - 25 feet;

I. Each rear lot or parcel shall have four two parking spaces (only two may be enclosed) with-and shall have sufficient turn-around area to eliminate the necessity for a vehicle to back out onto the street. The four-two spaces shall not be located in the panhandle portion of the driveways.
Amend ORDINANCE NO. 965 Section 10 Tree Planting Practices by adding subsection (b) after subsection (a) as follows. Additions to the text of the ordinance are shown in underline.

Section 10. Tree Planting Practices.
(a) The planting practices shall be carried out as specified within the City of Junction City Right-of-Way Tree Program and shall be reviewed on an annual basis.
(b) The city shall consider the use of native or drought-tolerant, low water-requiring trees and landscaping materials. The city shall maintain and periodically update a list of street trees and plants fitting this description.

Amend the sign ordinance ORDINANCE NO. 949 Section 6 Commercial – Industrial – Technological (4) Limitations in C2 Zone. Add subsection (5) Special Signs. Subsections (1-3) are shown in italics for reference only and are NOT to be amended. Additions are shown in underline and deletions in strikeout.

Section 6. Commercial - Industrial - Technological.
(1) General. This section of the sign ordinance shall apply to all commercial, industrial, and technological districts.
(2) Size. The size of allowable area of signs shall be as follows:
   (a) A total sign area of 12 square feet for each lineal foot of building frontage or one square foot for each lineal foot of lot frontage, whichever results in the larger sign area.
   (b) Free-standing or projecting signs shall be limited to 150 square feet per face. Such signs shall not exceed 30 feet in height from grade to the highest element of such signs unless otherwise restricted.
   (c) One daily display signs per business, for which the maximum permitted area shall be 8 square feet per display surface and 16 square feet overall, with a maximum height limit of 6 feet above ground level.
(3) Location. Except as otherwise provided, permitted signs may be located anywhere on the premises:
   (a) Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.
(4) Limitations in C2 Zone. Signs in the Central Commercial C2 zone shall be designed and constructed in such a manner so as to conform to a Scandinavian motif. As such all signs shall:
   (a) Be constructed of wood, metal, or material promoting a look of such natural material.
   (b) All lighting shall be indirect lighting and no internal lit signs shall be allowed. Signage in the C2 zone shall be pedestrian-scaled and located so as to be legible to pedestrians on the sidewalks. C2 signage shall conform to the following standards:
      (a) Wood, metal, or other natural material is the recommended material for the sign.
      (b) Whenever possible, sign graphics shall be carved, applied, painted, or stained.
      (c) Sign graphics shall be simple and bold, keeping with the historic theme of downtown Junction City.
      (d) The number of colors used on a sign shall be minimized for maximum effect. A maximum of four colors, including the background color, is permitted. Fluorescent colors are not allowed.
(e) Sign illumination shall be subdued and indirect, with the exception of internally lit signs that shall be a maximum of 8 square feet.

(f) Projecting (blade) signs are encouraged, especially along 6th Street, preferably suspended from an awning, and should not exceed 10 square feet per face. No projecting signs should be used above the first story.

(g) Wall-mounted signs are encouraged, but shall not exceed an area of 10 percent of the wall to which the sign is attached or 32 square feet in size.

(5) Special Signs.

(a) Downtown Entrance Signs. The appearance of any sign used as an entrance marker to the Central Commercial District shall be consistent with the Junction City welcoming sign along Highway 99 near the south edge of town and any other signs serving a similar purpose, and with the limitations for signs in the C2 zone as described in Section 6(4) of this ordinance. A downtown entrance sign shall be designed with attractive landscaping to serve as a visual anchor. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

(b) Community Readerboard. A community readerboard may be maintained along Highway 99 and/or in the downtown area to post notice of local news and events. A community readerboard shall be visually pleasing and updated regularly. Landscaping associated with the readerboard shall be maintained in good condition. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

[Section 6 amended by Ordinance No. 1053, passed September 8, 1998.]
Ord. No. 1116 Exhibit L

Amend ORDINANCE NO. 965 Section 10 Tree Planting Practices by adding subsection (b) after subsection (a) as follows. Additions to the text of the ordinance are shown in underline.

Section 10. Tree Planting Practices.
(a) The planting practices shall be carried out as specified within the City of Junction City Right-of-Way Tree Program and shall be reviewed on an annual basis.
(b) The city shall consider the use of native or drought-tolerant, low water-requiring trees and landscaping materials. The city shall maintain and periodically update a list of street trees and plants fitting this description.

Amend the sign ordinance ORDINANCE NO. 949 Section 6 Commercial – Technological (4) Limitations in C2 Zone. Add subsection (5) Special Signs. Subsections (1-3) are shown in italics for reference only and are NOT to be amended. Additions are shown in underline and deletions in strikeout.

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(3) Location. Except as otherwise provided, permitted signs may be located anywhere on the premises.
   (a) Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.
(4) Limitations in C2 Zone. Signs in the Central Commercial C2 zone shall be designed and constructed in such a manner so as to conform to a Scandinavian motif. As such all signs shall:
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[Section 6 amended by Ordinance No. 1053, passed September 8, 1998.]
Front Setback Requirements for Residential R1 & R2 Zones

Diagram 4

See Sections 12 and 18

Minimum setbacks

Ord. No. 1116 Exhibit M

Diagram 4

Ord. No. 1116 Exhibit M Diagrams
Building Orientation
Diagram 5
See Section 26B

Primary entrances oriented toward the street

Maximum building setback: 25 feet

Common Open Space

Off-street parking located to the rear or side of the buildings

Ord. No. 1116 Exhibit M Diagrams
Multi-family Residential Building Form
Diagram 6
See Section 26C

Maximum Horizontal Distance of Structure: 140 feet
Multi-family Residential Building Form
Diagram 7
See Section 26C

- Dormer
- Gables
- Roof pitch (4:12 minimum) or flat with decorative cornice
- Eaves (6 inches minimum)
- Extension (porch)
- Extension (bay window)
- Gable with eaves
- Offset
- Recess (entry)
- Recess (balcony)
Townhomes
Diagram 8
See Section 26D

Townhomes with Alley Access

Alley Access
Garage

Townhomes with Street Access

Recessed Garages
(2-foot minimum setback from facade)

Shared Driveway

Maximum width of driveway:
12 feet per dwelling unit.

Ord. No. 1116 Exhibit M Diagrams
Multi-family Residential Parking and Circulation Configuration
Diagram 9
See Section 26F (4-5)

- The primary street system forms several smaller blocks (on development sites 4 acres or greater).
- The internal street system is a continuation of the adjacent public street pattern.
- Parking lots are to the side and rear of the buildings.
- On-street parallel parking on the internal street network can be applied toward the off-street parking requirements.

Avoid this configuration

- Avoid parking drives lined with head-in parking.
Building Orientation Guideline (Section 43A). In order to create streets which are attractive to pedestrians, create a sense of enclosure, and provide activity and interest along the street edge of a building, the preferred siting of new commercial buildings is close to the street rather than set back from the street behind large parking lots. Front (street facing) setbacks of between 0 and 25 feet are encouraged where site size and configuration permit.
New large commercial buildings with ground floor facades that face public streets are encouraged to include architectural details such as arcades, colonnades, entry areas, awnings, or other such architectural features that break up horizontal plane of the building.
Ord. No. 1116 Exhibit M

General Commercial -- Building Form
Diagram 12
See Section 44C(1-2)

Exterior building walls shall not continue along an uninterrupted plan for more than 100 feet measured horizontally.

Wall articulation (2 feet minimum)

Street facing building facades shall provide windows along a minimum of 50 percent of the length and 20 percent of the ground floor wall area.

On corner lots, the general ground floor window standards must be met on one street frontage only. On the other street, the requirement is 1/2 of the general standard.
Off-street Parking
Diagram 13
See Section 80 (8i, 8k, and 8l)

- One planter island is required for every ten parking spaces (lots with 20 or more spaces).
- Parking lots with 80 or more parking spaces shall be divided into separate areas by landscaped planters or walkways a minimum of 10 feet in width.
- Where walkways cross a driveway or street, they shall be clearly marked.
- Developments with two or more buildings shall provide safe, reasonably direct, and convenient pedestrian connections between primary building entrances and between building entrances and all adjacent streets.

Ord. No. 1116 Exhibit M Diagrams
Parking Lot Requirements: access and manuevering dimensions

Diagram 14
See Section 80(8)(j)

90° angle parking

60° angle parking

45° angle parking

30° angle parking