

MODEL ZONING TEXT
CITY OF MAUPIN, OREGON

AN ORDINANCE ESTABLISHING AN ADDITIONAL ZONE
TO ALLOW AN EXPANSION OF THE DOWNTOWN
CORE AREA, A LONG-TERM TRANSITION FROM
RESIDENTIAL TO COMMERCIAL DEVELOPMENT

The City of Maupin ordains as follows:

SECTION 3. – COMMERCIAL/RESIDENTIAL TRANSITION (CRT)

The purpose of this zone is to provide for the long-term expansion of the downtown core business district in the City. The City's main commercial area stretches from Sixth Street to Fourth Street, approximately a 2 block area. The intent of this Zone is to allow the gradual transition from residential to commercial uses along the upper reaches of Deschutes Avenue, from Sixth Street to Burnham Street, in a half-block depth on either side of Deschutes Avenue. There are a number of existing single-family residences in this area at this time. The intent is to allow the gradual transformation of those residences into commercial activities over time. It is the intent of the City to allow the residential uses to continue and to even be expanded meeting the requirements of the MD-R Residential Zone when those expansions are proposed. However, future residents need to be aware that this area is intended to develop commercially as the need for additional commercial development arises.

1. **PERMITTED USES.**

- A. Single-family dwellings, which must meet the requirements of development standards listed in the MD-R Zone.
- B. Accessory structures to single-family dwellings. Which meets the setback requirements of the MD-R Zone.
- C. Retail/Commercial. Establishments which take place entirely within an enclosed structures, including commercial activities within existing residential structures. Such structures must meet the occupancy requirements for both commercial and residential activities through the Oregon State Building Codes. Site Plan Review required.
- D. Professional offices. Site Plan Review required.

2. **CONDITIONAL USES.**

- A. Retail trade establishments in which activity takes place outside an enclosed structure. For example, drive-up or drive-through facilities; taverns; commercial amusements; hotel, motel, and gasoline service stations.

3. **DIMENSIONAL STANDARDS.** In the CRT Commercial/Residential Transition Zone, the following dimensional standards shall apply.

- A. Height. Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet, excluding necessary public utilities and services.

B. Area.

1. Yards – For residential dwellings or combination thereof, the dimensional standards of the MD-R Zone shall apply.
2. Yards – For commercial structures, at street level the development standards of the General Commercial Zone shall apply.

4. PARKING REGULATIONS.

- A. Parking area approval. Sufficient off-street parking shall be required for all uses. A parking plan shall be approved by the Planning Commission prior to permit approval. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission.