



Zone Change

Process

Zone Change Applications are reviewed in accordance with the Type III review procedures specified in Section 7.3.201 and typically take six to eight weeks to process. Type III reviews shall be limited to zone changes affecting 5 or fewer adjacent parcels ownerships or less than 10 acres of land. Zone changes affecting more than 5 adjacent parcels ownerships or more than 10 acres shall be considered a legislative actions and subject to at Type IV review process.

Approval Criteria

The following approval criteria should be addressed in addition to your completed application form:

- The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land us classification.
- The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.
- Allowed used in the proposed can be established in compliance with the development requirements in this Code.
- Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.
- For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

Submittal Requirements

- One (1) copy of the Zone Change application form with signatures of all property owners. Original signatures for all property owners must be provided. Please print clearly using black or blue ink.
- One (1) copy of the deed for each tax lot involved
- One (1) copy of the title report for each tax lot involved
- Two (2) copies of a Site Plan, that shows all of the following:
 - Existing structures on properties involved
 - Existing and proposed property lines and dimensions
 - Existing easements and/or Proposed easements
 - Setbacks to existing and proposed property lines
 - Existing and Proposed areas of properties involved
 - The location of existing streets and/or right-of-ways adjacent to the subject properties
 - Existing improvements on the property
 - Map and Tax Lot numbers or tax account numbers for subject properties
 - North arrow
 - Scale (the preferred scale is 1 inch equals 20 feet) on paper a minimum size of 11 x 17
- Application Fee made payable to the City of Dayton.

Conditions

Approval of a zone change application and approval criteria may be conditioned to require provisions for buffering or provision of off-site public facilities. For more information, please refer to Dayton Municipal Code section 7.3.111.04.

Approval Process

Once an application is deemed complete by staff, a hearing before the Dayton Planning Commission will be scheduled. Applications approved by the Planning Commission are then sent to Dayton City Council for review. Zone change requests are approved by resolution and recorded by the City.

Zoning Purpose Statements:

- R-1 The purpose of the (R-1) Single Family Residential zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan. 7.2.102.01
- R-2 The (R-2) Limited Density Residential zone is intended to provide for detached and attached dwellings on a lot or multiple dwellings on a lot at an intermediate density. Other uses compatible with residential development are also appropriate. R-2 zones are located in areas designated Residential in the Comprehensive Plan. 7.2.103.01
- R-3 The (R-3) Medium Density Residential zone is intended for multiple family development on a parcel at higher residential densities. Other uses compatible with residential development are also appropriate. RM zoned property is suited to locations near commercial areas and along collector, and preferably, arterial streets. The appropriate Comprehensive Plan designation is Residential. 7.2.104.01
- CR The purpose of the (CR) Commercial Residential Zone is to provide areas for the development of a mixture of single family, multi-family, and manufactured homes, and limited retail and service commercial uses. 7.2.105.01
- C The Commercial (C) Commercial zone is the primary commercial zone within the City. The zone is specifically designed to provide area for commercial activities to serve the residents of the City and the surrounding area. The Commercial Zone is suitable for the Commercial Plan designation. 7.2.106.01
- I The purpose of the (I) Industrial Zone is to provide areas suitable for warehousing, primary and secondary processing, packaging, fabricating of finished goods and equipment with related outdoor storage and incidental sales. The Industrial zone is appropriate in those areas designated Industrial in the Comprehensive Plan where the location has access to an arterial street or highway and where the noises, lights, odors, and traffic will not conflict with residential areas. 7.2.107.01
- P The purpose of the (P) Public zone is to provide areas appropriate for specific public and semi-public uses and to ensure their compatibility with adjacent uses. The Public zone is applicable to those properties designated Public in the Comprehensive Plan. 7.2.108.01

The following Overlay Zones Purpose Statements are available upon request:

- LUO Limited Use Overlay Zone
- CBO Central Business Area Overlay Zone
- HPO Historic Property Overlay Zone
- FPO Flood Plain Overlay Zone
- RD Restricted Development Overlay District

Dayton's Municipal Code is available at dayton.municipalcodeonline.com.



Zone Change Application

416 Ferry St - PO Box 339
 Dayton, OR 97114
 Phone 503-864-2221
 Fax 503-864-2956
 www.daytonoregon.gov
 cityofdayton@daytonoregon.gov

For City of Dayton use:

Date Application Received:	Received By:	File Number:
Public Hearing Date:	Fee Amount:	
Application Completed Date:	Application Approval Date:	

Please refer to section 7.3.111 - Zone Change of Dayton Municipal Code(DMC) for more information.

Name of Applicant: _____

Physical Address: _____ City: _____ ST: _____ Zip: _____

Mailing Address: _____ City: _____ ST: _____ Zip: _____

Telephone Number: _____ Cell Number: _____

Email Address: _____

By signing below I certify that the information and documents are true and correct to best of my knowledge. I agree that it is my responsibility to comply with any conditions set forth in the approval, or any statutory requirements related to this request. I understand that I will be responsible to reimburse the City for any costs incurred on my behalf for planning, engineering, legal services, and city staff time over the base fee as related to my request.

Applicant Signature: _____ Date: _____

Parcel/Property # 1

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner (if different from Applicant): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature: _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

For Office Use

Fee:	Deposit:	Amount Paid:	Date Paid:	Receipt #
Approved by: <input type="checkbox"/> City Manager <input type="checkbox"/> City Planner <input type="checkbox"/> Public Works Director <input type="checkbox"/> City Engineer <input type="checkbox"/> Fire District				
Applicant Notification Date:		Comments:		
Additional Services Amount Billed:		Paid:	<input type="checkbox"/> Planner	
<input type="checkbox"/> Engineer	<input type="checkbox"/> Staff Time	<input type="checkbox"/> Other		
Notes:				

SITE/LOCATION INFORMATION

Parcel/Property #2

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner(s): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature(s): _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #3

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner(s): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature(s): _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #4

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner(s): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature(s): _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #5

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner(s): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature(s): _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.