



September 30, 2023

**To** Megan Fehrman, AGA Co-Director  
**From** Melissa Graciosa, Project Director  
Morgan Driggs and Juliette Setudeh Nejad, IPRE  
Interns  
**SUBJECT** **AGA COMMERCIAL LAND USE REVIEW MEMO**

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The following memo captures findings from a review of rural industrial and commercial land use zones in the Greater Applegate area in Josephine and Jackson counties. This review is part of the scope for the AGA Commercial Land Use Review (Phase I: Current Conditions Assessment) and is meant to align with the village hub concept and be guided by the potential commercial uses outlined in the Applegate Vision.

The Applegate Valley Vision lists **ideas for action for community space** (Strategy 1.3.A) These include:

- Agricultural center
- Co-working space
- Community center
- Fitness center with pool and courts
- Makerspace/artist center/gallery
- Music, concert, event space, dance hall with parking
- Public gathering space
- Senior center
- Tool library

The Applegate Valley Vision lists **ideas for action for a local business complex** (Strategy 1.3.B) These include:

- Coffee shop
- Health food store/co-op
- Laundry mat
- Public bathrooms
- Seed shop and vendor stalls for crafts and food

## JOSEPHINE COUNTY

Josephine County has two land use base zones that allow for commercial activities which include Rural Commercial (RC) and Rural Industrial (RI). The following sections provide a high-level summary of RC and RI zones.

### Rural Commercial (RC)

The purpose of the RC zone detailed in the Josephine County Code (JCC) is to, “provide for small-scale commercial uses that are intended to serve nearby residents and the travelling public in a way that remains rural in character (JCC 19.62.1010).”

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## Permitted Uses

There are a number of uses that are permitted uses in the RC zone in the Josephine County. These include five use categories for recreation, traveler accommodations, general, institutional and service, and care providers and dwellings. The following list provides some examples of uses under each category that may align with AGA's vision for village hubs, community economic development, and civic spaces. For more detail, refer to JCC 19.62.020 Permitted Uses.

**Permitted use** is defined as a use that is allowed if the property owner meets all other development requirements detailed in the zoning code. The permitted use is what is intended by the designation.

- Recreation: venues for recreational activities, including theater, workout facilities, swimming pool;
- Traveler accommodations: comprised of various lodging options;
- General: A wide array of businesses and commercial uses;
- Institutional and service: Permits facilities such as churches and emergency medical facilities, community buildings, historic preservation projects, library or museum, post office, police and fire stations, road maintenance shop; and
- Care providers and dwellings: A variety of uses allowing residential and caregiving operations.

Commercial uses listed in JCC 19.62.020 Permitted Uses, C. General are most closely aligned with the ideas for action listed in the Applegate Valley Vision Goal 1.3. These include:

- Automobile and truck repair; service station
- Bank
- Barber/beauty shop
- Book or stationery
- Building materials store; hardware and paint store
- Contractor establishments (sales or services related to carpentry, plumbing, electric, etc.)
- Convenience store; general store
- Dance studio
- Farm or forest product sales stand; meat processing and packing (excluding slaughterhouse)
- Food service (such as restaurant, lounge, café, coffee kiosk, deli, bakery, catering); tavern
- Greenhouse
- Grocery store; pharmacy
- Laundry
- Parking facility when operated with an authorized use
- Pharmacy
- Professional offices (such as real estate, insurance, attorney, architect, planner, engineer, physician, psychiatrist, optician or similar profession)
- Tourist-based shops (antique, art and craft studio sales, art gallery, arcade, music, etc.)
- Veterinary hospital or clinic

## Conditional Uses

The RC zone in Josephine County also lists conditional uses (19.62.030) for sewage treatment, water treatment, water reservoirs, and transitional housing shelters and temporary uses (19.62.030) including a temporary roadside stand or mass gathering.

## Rural Industrial (RI)

The purpose of the RI zone detailed in the JCC is to, “provide appropriate areas for the development of small-scale industrial uses which, by their nature, are essential to a balanced economic base in the County and do not require full urban services. This zone is generally intended to be applied in areas that can provide the limited services necessary or in areas already committed to industrial use (19.63.010).”

### Permitted Uses

In Josephine County, there are many permitted uses in the RI zone that may align with the village hub concept. The RI zone details permitted uses under six categories including (A) institutional, (B) sale and/or service, (C) repair, assembly and manufacturing, (D) storage and distribution, (E) support services, and (F) agricultural enterprise, commercial. Industrial uses related to the Applegate Valley Vision Goal 1.3 are listed in the sections below.

Specific permitted uses (16.63.020.A) sale and/or service include:

- Ambulance service
- Community building
- Emergency medical facility
- Library or museum
- Police or fire station
- Post office
- Public and semi-public buildings

Specific permitted uses (16.63.020.B) sale and/or service include:

- Automobile and truck service station
- Veterinary clinic and hospital

Specific permitted uses (16.63.020.D) sale and/or service include:

- Agricultural cooperative
- Food storage and distribution
- Fuel distribution facility

Specific permitted uses (16.63.020.E) support services include:

- Commercial parking lot
- Restaurant; lounge; food stand; coffee kiosk; food catering;
- Tavern

### Conditional Uses

The RI zone in Josephine County does not list conditional or temporary uses for industrial uses. This implies that there is less flexibility in interpretation of the RI zone, wherein uses are permitted or not allowed at all.

## Additional Development Standards for RC and RI Zones

RC and RI zones both detail additional property development standards within the Josephine County Code in 19.62.050 and 19.63.030, respectively. These standards apply to minimum lot size, setbacks, and building height. Chapter 19.42 describes site plan review for conditional uses, when applicable.

Other standards that will impact commercial or industrial development including those related to the floodplain, riparian areas, stormwater, and erosion and sediment control amongst others. Any right of way, road improvement, or driveway connected to a highway may require working with the Oregon Department of Transportation (ODOT).

## **Unincorporated Communities in Josephine County**

The Josephine County Code also details provisions for unincorporated communities under Title 19. Rural Land Development, Division X. Unincorporated Communities. The purpose of this division is to, “to establish the basic land use requirements and concepts needed to implement state and local goals, rules and policies regarding the planning and zoning of unincorporated communities. This chapter shall define the intent, purpose and basic requirements that apply to all unincorporated communities. It is understood that unincorporated communities will be required to adopt specific zoning and development schemes as may be needed to fully implement each community’s unique plan (19.100.010).” Basic zones for unincorporated communities include community residential, community commercial, community tourist commercial, community commercial center, community light industrial, and community industrial (19.100.020). Unincorporated community plans can implement different zones, uses, development standards, and review procedures within them as long as they comply with state and local standards.

The rules that guide planning and development of unincorporated communities in Oregon are detailed in Oregon Administrative Rules (OAR) [Chapter 660, division 22](#). The state of Oregon recognizes four types of unincorporated communities including: urban unincorporated, rural communities, rural service centers, and resort communities. These apply to unincorporated communities that local county comprehensive plans have identified. Designation of unincorporated communities also requires the county to determine a community boundary to distinguish the community from exception areas, resource lands, or rural lands.

In Josephine County, Merlin/North Valley is the only unincorporated rural community listed in the Josephine County code and comprehensive plan. Josephine County’s comprehensive plan, Goal 12 states, “procedures shall be established for the planning and zoning of unincorporated communities as needed and desired by the rural residents of Josephine County (p.25).” The policies detailed in this section explain, **“Unincorporated communities may be established to recognize, promote and protect the social, economic and land use importance of communities within the rural areas of Josephine County (p.25)”** The overarching goal of the Merlin/North Valley Unincorporated Rural Community Plan was intended to provide a framework for provisions of basic public facilities and services, such as water and sewer.

## Josephine County Commercial Use Inventory

Approximately 80 parcels and approximately 243 acres within the Greater Applegate area of Josephine County are designated for commercial and industrial use. Table 1 and Table 2 provide summaries of parcels and acreage by RC or RI zone and unincorporated community.

*Table 1 - Rural Commercial Parcels in Josephine County*

	Rural Commercial (RC)				
	# Parcels	Sum of RC Acreage	Average RC Acreage	Maximum Acreage	Minimum Acreage
Williams, OR	11	13.37	1.22	3.57	0.19
Provolt, OR	-	-	-	-	-
Murphy, OR	30	31.79	1.06	2.59	0.15
Wilderville, OR	24	44.2	1.84	12	0.27
<b>Total</b>	<b>65</b>	<b>89.36</b>	<b>-</b>	<b>-</b>	<b>-</b>

*Table 2 - Rural Industrial Parcels in Josephine County*

	Rural Industrial (RI)				
	# Parcels	Sum of RI Acreage	Average RI Acreage	Maximum Acreage	Minimum Acreage
Williams, OR	6	35.34	5.89	25.39	0.57
Provolt, OR	3	15.88	5.29	6.24	3.86
Murphy, OR	2	93.40	46.7	72.77	20.63
Wilderville, OR	4	8.88	2.22	5.78	0.1
<b>Total</b>	<b>15</b>	<b>153.5</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Williams Commercial Uses

The following table provides an initial survey of commercial uses in Williams, OR. Businesses or commercial uses operating on land not zoned for commercial or industrial use are not included. An expanded inventory of commercial uses and property owners can be found in the attached spreadsheet. AGA may need to conduct in-person assessments of listed property to confirm current uses and collect further information on businesses operating in other base zones.

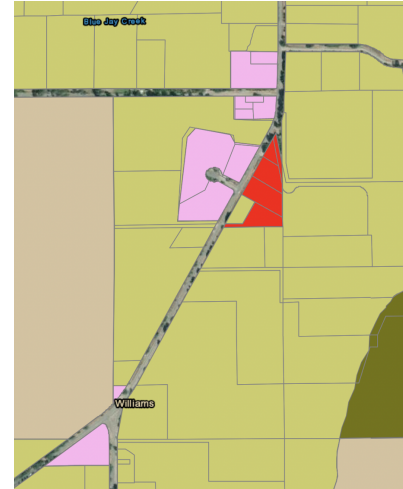
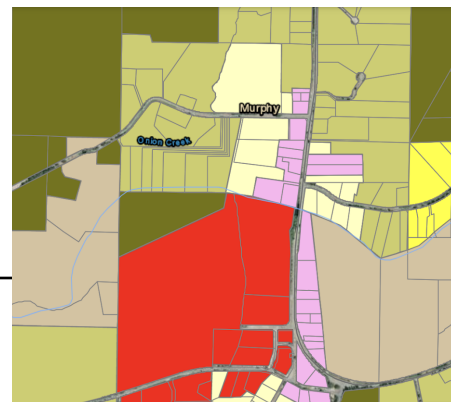


Table 3 - Williams Commercial Uses Summary

Name	Address	Service
Herb Pharm LLC	20260 WILLIAMS HWY	Manufacturer of dietary supplements
Josephine Community Library	20140 WILLIAMS HWY	Library
Locals BBQ	120 CEDAR FLAT RD	Restaurant
Rascal's Bar & Grill	20275 WILLIAMS HWY	Restaurant
Takubeh Natural Market and Agricultural Supply	20690 WILLIAMS HWY	Grocery Store
US Postal Service	20160 WILLIAMS HWY	Post Office
Williams Country Store	120 E FORK RD	Grocery Store, Gas
Williams Creek Grange	20001 WILLIAMS HWY	Community Building
Williams General Store	20180 WILLIAMS HWY	Grocery Store, Gas

## Murphy Commercial Uses

The following table provides an initial survey of commercial uses in Murphy, OR. Businesses or commercial uses operating on land not zoned for commercial or industrial use are not included. An expanded inventory of commercial uses and property owners



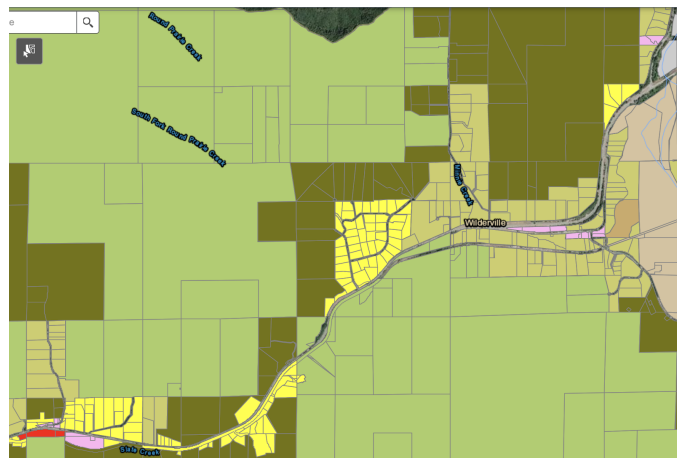
can be found in the attached spreadsheet. AGA may need to conduct in-person assessments of listed property to confirm current uses and collect further information on businesses operating in other base zones.

*Table 4 - Murphy Commercial Uses Summary*

Name	Address	Service
76 Gas Station – (COLVIN OIL LLC)	6400 WILLIAMS HWY	Gas
Applegate Affordable Storage	278 MOUNTAIN FIR RD	Storage units
Applegate Animal Clinic	6450 WILLIAMS HWY	Veterinary clinic
Dollar General	6530 WILLIAMS HWY	Retail
Fields Home Center/Ace Hardware	5285 WILLIAMS HIGHWAY	Hardware Store
Hidden Valley Market	7200 WILLIAMS HWY	Grocery
Murphy Hemp & Wellness	405 NE F ST, Grants Pass	CBD Store
Murphy Mini Storage	6510 WILLIAMS HWY	Mini Storage
Murphy’s Outdoor Market	6890 WILLIAMS HWY	Farmer’s Market
Quinn’s Well Pump & Filtration Service	6811 WILLIAMS HWY	Water Pump Retailer
River Valley Church – Murphy Campus	8600 New Hope Rd	Church
Security Storage	5429 Williams Hwy	Storage Units
South Side Equine Clinic	156 SOUTHSIDE RD	Veterinary Clinic
The BuckBoard Grill	100 Murphy Creek Rd	Restaurant
The Good Earth Organics Supply	6891 WILLIAMS HWY	Soil, fertilizers, and soil amendments
United States Postal Service	7200 WILLIAMS HWY	Post Office

### Wilderville Commercial Uses

The following table provides an initial survey of commercial uses in Wilderville, OR. Businesses or commercial uses operating on land not zoned for commercial or industrial use are not included. An expanded inventory of commercial uses and property owners can be found in the attached spreadsheet. AGA may need to conduct in-person assessments of listed property to confirm current uses and



collect further information on businesses operating in other base zones.

*Table 5 - Wilderville Commercial Uses Summary*

<b>Name</b>	<b>Address</b>	<b>Service</b>
Applegate Saloon	324 RIVERBANKS ROAD	Saloon
Methodist Episcopal Church	7970 REDWOOD HWY	Church
Rogue Valley Auto Repair	11700 REDWOOD HWY	Auto Repair
Sam's Market and Deli Wonder General Store	11465 REDWOOD HWY	General Store/Grocery Store
Wilderville Store	7845 OLD REDWOOD HWY	Convenience Store

## **Underutilized or Undeveloped Parcels**

Student interns compiled a list of potentially underutilized or undeveloped parcels within the study area based on available tax lot data from Josephine County and aerial imagery accessed through google.

**Approximately 33% (26 of out 80) properties zoned as rural commercial and rural industrial are being used solely as residential or empty lot properties instead of their intended commercial or industrial use.** See separate commercial use inventory for further detail and summary of rural or industrial properties being utilized for residential uses.



## Josephine County Permitted Use Summary

	Permitted in RC	Permitted in RI
<b>Food Retailers and Food Services</b>		
Deli; bakery	Permitted	
Farm or forest product sales stand; meat processing and packing (excluding slaughterhouse)	Permitted	
Food storage and distribution		Permitted
Grocery Store	Permitted	
Restaurant; lounge; food stand; coffee kiosk; food catering;	Permitted	Permitted
Tavern	Permitted	Permitted
<b>Retail Shops or Self-Service Facility</b>		
Book or stationery	Permitted	
Convenience store; general store	Permitted	
Laundry	Permitted	
Tourist-based shops (antique, art and craft studio sales, art gallery, arcade, music, etc.)	Permitted	
<b>Public services</b>		
Ambulance Services		Permitted
Bank	Permitted	
Churches	Permitted	
Community buildings	Permitted	Permitted
Emergency medical facilities	Permitted	Permitted
Library or museum	Permitted	Permitted
Pharmacy	Permitted	
Police and fire stations	Permitted	
Post Office	Permitted	
Professional offices (such as real estate, insurance, attorney, architect, planner, engineer, physician, psychiatrist, optician or similar profession)	Permitted	
Public or semi-public buildings		Permitted
Veterinary hospital or clinic	Permitted	Permitted

	Permitted in RC	Permitted in RI
<b>Automotive and trade services or supplies</b>		
Agricultural cooperative		Permitted
Automobile and truck repair; service station	Permitted	Permitted
Building materials store; hardware and paint store	Permitted	
Contractor establishments (sales or services related to carpentry, plumbing, electric, etc.)	Permitted	
Fuel distribution facility		Permitted
Greenhouse	Permitted	

Recreation or Entertainment		
Dance Studio; workout facilities	Permitted	
Swimming pool	Permitted	
Theater	Permitted	
Parking		
Commercial parking lot		Permitted
Parking facility when operated with an authorized use	Permitted	

# JACKSON COUNTY

Jackson County has three land use base zones that allow for commercial activities. These include Applegate Rural Service (ARS), Ruch Rural Service (RRS), and Rural Service Commercial (RS). These three commercial zones (ARS, RRS, and RS) currently occur within the Greater Applegate study area in Jackson County.

There are also two land use base zones that allow for industrial activities. These are Rural Limited Industrial (RLI) and Rural Use District (RU). Rural Limited Industrial uses require review and approval by the Planning Commission and Board of Commissioners. This is a rather arduous process and is not needed for any of the village hub business/service types. There are currently no properties zoned Rural Limited Industrial (RLI) or Rural Use District (RU) in Jackson County.

Limited Use (LU) is a site-specific zoning designation. The uses allowed in LU require review and approval by the Planning Commission and Board of Commissioners. LU zone is for legally established nonconforming uses that are non-industrial, the use has continuously existed for 20 or more years, and no citations have been issued by the County against the use.

The conditional uses require land use review and a site development plan. This means A Greater Applegate will need to submit an application to the planning department. The review process differs depending on the use type.

- **Type 2 review** indicates that a use type is subject to administrative review and approval completed by county staff reviewing the zone proposed development, information related to public utilities, and if the proposal occurs in a resource zone, see Section 3.1.3.
- **Type 3 review** indicates that a use type is conditionally allowed only if reviewed and approved in accordance with the Type 3 review procedures of Section 3.1.4. These may include public notice of proposal, review of the proposal by staff, planning director, or higher authority, and may be subject to a public hearing.
- **Type 4 review** indicates that a use type is subject to review and approval by the Planning Commission and Board of Commissioners, as applicable, in accordance with the Type 4 review procedures of Section 3.1.5.

**Other retail or service commercial uses not listed in the RS, ARS, RRS zones may be approved under a Type 3 review if the use is found to be consistent with the purpose of the district.**

The following sections provide a high-level summary of all six Jackson County commercial, industrial, and site-specific zones, with a focus on ARS, RRS, and RS.

## **Applegate Rural Service (ARS)**

### **Permitted Uses**

There are few permitted uses in ARS zoning (Section 6.2.1). Permitted uses in ARS are adult day care/in-home childcare, bike paths See 6.3.5, and transportation improvements See 6.3.5.

### **Conditional Uses**

Most of the uses in ARS require conditional approval by the planning department (Section 6.2.1). The following lists shows the conditional uses by required land use review.

#### **Type 2 Review:**

- Bicycle repair & incidental sales
- Business or professional office
- Childcare center
- College/University satellite campus
- Community commercial kitchen
- Community/town hall/grange
- Eating establishment
- Emergency medical center
- Emergency medical, ambulance services, fire/police stations
- Farm equipment repair
- Farmer's market
- Gift, antique or specialty shop
- Hardware store
- Medical/dental/optical clinic
- Park-and-ride lot
- Produce stand
- Public transportation station
- Service station

#### **Type 2 or 3 Review (level of review determined by the Jackson County's interpretation of uses' intensity):**

- Clothing/general merchandise store (not to exceed 2,500 square feet in size)
- Florist/garden shop, drug store, or bake shop
- Grocery store
- Other retail sales

#### **Type 3 Review:**

- Bank, credit union, check cashing center
- Building material and lumberyard
- Public transportation terminal/station
- Small animal clinic/hospital
- Studio: Broadcasting/recording

## **Ruch Rural Service (RRS)**

### **Permitted Uses**

There are few permitted uses in RRS (Section 6.2.1). Those uses are adult day care/in-home childcare, bike paths See 6.3.5, and transportation improvements See 6.3.5.

### **Conditional Uses**

Most of the uses require conditional approval by the planning department (Section 6.2.1). The following lists detail conditional uses by required review.

#### **Type 2 Review:**

- Bank, credit union, check cashing center
- Business or professional office
- Childcare center
- Clothing/general merchandise store (the use may be permitted only within urban growth and unincorporated community boundaries)
- Community/town hall/grange
- Eating establishment
- Emergency medical center
- Emergency medical, ambulance services, fire/police stations
- Grocery store
- Hardware store
- Medical/dental/optical clinic
- Park-and-ride lot

#### **Type 2 or 3 Review (level of review determined by the Jackson County's interpretation of uses' intensity):**

- Other retail sales

#### **Type 3 Review:**

- Bicycle repair & incidental sales
- Farm equipment repair
- Florist/garden shop, drug store, or bake shop
- Food and sundries convenience (the use may be permitted only within urban growth and unincorporated community boundaries)
- Gift, antique or specialty shop
- Public transportation station
- Public transportation terminal/station
- Service station
- Small animal clinic/hospital
- College/University satellite campus

## Rural Service Commercial (RS)

### Permitted Uses

There are few permitted uses in Rural Service Commercial zoning (Section 6.2.1). Those uses are adult day care/in-home childcare, bike paths See 6.3.5, and transportation improvements See 6.3.5.

### Conditional Uses

Most of the uses require conditional approval by the planning department (Section 6.2.1). The following lists detail conditional uses by required review.

#### Type 2 Review:

- Bicycle repair & incidental sales
- Childcare center
- College/University satellite campus
- Community commercial kitchen
- Community/town hall/grange
- Eating establishment
- Emergency medical center
- Emergency medical, ambulance services, fire/police stations
- Farm equipment repair
- Gift, antique or specialty shop (permitted only within urban growth or unincorporated community boundaries)
- Hardware store (permitted only within urban growth or unincorporated community boundaries)
- Kennel
- Medical/dental/optical clinic
- Park-and-ride lot
- Produce stand
- Public transportation station
- Service station

#### Type 2 or 3 Review (level of review determined by the Jackson County's interpretation of uses' intensity):

- Clothing/general merchandise store (the use may be permitted only within urban growth and unincorporated community boundaries)
- Florist/garden shop, drug store, or bake shop (the use may be permitted only within urban growth or unincorporated community boundaries)
- Grocery store (the use may be permitted only within urban growth or unincorporated community boundaries)
- Other retail sales

#### Type 3 Review:

- Bank, credit union, check cashing center
- Building material and lumberyard
- Business or professional office
- Farmer's market
- Public transportation terminal/station
- Small animal clinic/hospital
- Studio: Broadcasting/recording



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## Rural Limited Industrial (LU)

Rural Limited Industrial uses are not listed in the code because they require a Type 4 review. The industrial uses allowed in this zone are inappropriate in an urban industrial setting because of the nature of their operating characteristics but can be made compatible with rural land uses. A Comprehensive Plan Amendment Goal exception adopted by the County and acknowledged by the State may or may not include a minor map amendment to designate the property RLI at the County's discretion. There are currently no properties zoned Rural Limited Industrial.

There is only one parcel within the Greater Applegate designated as LU, which occurs in McKee Bridge.

## Rural Use District (RU)

### Permitted Uses

There are few permitted uses in RU zoning (Section 6.2.1). Those uses are:

- Agriculture produce stand,
- Firewood retail sales (the use will be permitted provided material is in a saleable form and is screened from public view by a sight-obscuring fence or enclosed buildings. The use will not include processing unless approved through conditional use),
- Adult day care/in-home childcare,
- Bike paths see 6.3.5, and
- Transportation improvements see 6.3.5.

### Conditional Uses

Most of the uses require conditional approval by the planning department (Section 6.2.1). The following lists detail conditional uses by required review.

#### Type 2 Review:

- Community/town hall/grange
- Firewood processing/sales
- Kennel

#### Type 3 Review:

- Farm equipment repair
- Farm equipment sales
- Large livestock/exotic animal clinic/hospital
- Modification of waste-related use

There is only one parcel within the Greater Applegate designated as RU, which occurs in McKee Bridge.

## Additional development standards for Jackson County

Other development standards that impact rural commercial and rural industrial development. These include floodplain, riparian areas, erosion and sediment control, and stormwater, amongst others. For example, the Ruch Rural Service Commercial properties at 7170 and 7350 Highway 238, Ruch are partially in the floodplain. The Applegate Rural Service Commercial properties at 15100 and 18363 Highway 238, Applegate are partially in the floodplain. This means that the county will perform additional review and developing in the floodplain, if allowed, will likely require elevation.



The Department of Environmental Quality now requires development that disturbs a ¼ acre or more of ground disturbance to get a permit from the county and implement erosion and sediment control measures. If development will create a ¼ acre or more of impervious surfaces you will also need to get a permit from the county and implement low impact development measures to treat stormwater runoff.

Additional Jackson County specific design standards include

- [Rural county roadway standards](#)
- [Curbs, islands, sidewalks, and driveways standards](#)
- All the roadway designs refer to [ODOT’s designs](#); Any road approach, driveway, or road improvements to a highway require you to work with ODOT

## Allowable Use Summary

Most uses in Jackson County are conditional, there are few allowed outright uses. This means A Greater Applegate will need to work with the Jackson County Planning Division on a land use application for any conditional use. The Planning Division requires a site development plan for every type of conditional use. So, it would be a good idea to work with a design professional to create a site development plan when approaching the county for any development that requires conditional use approval. This will take a lot of capacity and money. It would also be a good idea to create a good working relationship with the Planning Division to make the process easier.

In Jackson County the same 3 uses are allowed outright for commercial lands (adult day care/in-home childcare, bike paths, and transportation improvements). The conditional uses are similar between Applegate, Ruch, and Rural Service Commercial zoned lands. However, some conditional uses are allowed in some zones and not others. Kennels are only allowed on Rural Service Commercial lands. Produce stands, building material and lumberyards, community commercial kitchens, farmer’s markets, broadcasting/recording studios, are not allowed on properties zoned Ruch. Food and sundries convenience stores are only allowed on Ruch zoned properties.

## Jackson Commercial Use Inventory

Approximately 33 parcels and 69.67 acres within the Greater Applegate area of Jackson County are designated for commercial use. Of these, 32 parcels have Rural Commercial designations; there is only one parcel designated for as Limited Use (a legal nonconforming parcel). Rural Commercial lands are located in McKee Bridge, Ruch, and Applegate.

*Table 6 - Rural Commercial Parcels in Jackson County*

	Applegate Rural Service (ARS); Ruch Rural Service (RRS); Rural Service Commercial (RCS); Limited Use (LU)				
	# Parcels	Sum of RC Acreage	Average RC Acreage	Maximum Acreage	Minimum Acreage
Applegate (ARS)	7	13.04	1.86	3.06	0.13
McKee Bridge (RCS; LU)	2	1.75	0.87	0.91	0.84
Ruch, OR (RRS)	24	54.88	2.29	16.04	0.1
<b>Total</b>	<b>33</b>	<b>69.67</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Applegate Commercial Uses

The following table provides an initial survey of commercial uses in Applegate, OR. Businesses or commercial uses operating on land not zoned for commercial or industrial use are not included. An expanded inventory of commercial uses and property owners can be found in the attached spreadsheet. AGA may need to conduct in-person assessments of listed property to confirm current uses and collect further information on businesses operating in other base zones.

*Table 7 - Applegate Commercial Use Summary*

Name	Address	Service
Applegate Country Club	15090 HWY 238	Restaurant
Applegate Store & Café	15095 HWY 238	Market/Café/Gas Station
Applegate Valley Historical Society	15050 HWY 238	Museum
The Lindsay Lodge	15100 HWY 238	Lodging/hotel

## Ruch Commercial Uses

The following table provides an initial survey of commercial uses in Ruch, OR. Businesses or commercial uses operating on land not zoned for commercial or industrial use are not included. An expanded inventory of commercial uses and property owners can be found in the attached spreadsheet. AGA may need to conduct in-person assessments of listed property to confirm current uses and collect further information on businesses operating in other base zones.

*Table 8 - Ruch Commercial Use Summary*

Name	Address	Service
A Greater Applegate	7380 HWY 238	Community-building Organization
Applegate Christian Fellowship	7590 HWY 238	Church
Applegate Information Center	7635 HWY 238	Tourism information (?)
Born Again	7382 HWY 238	Antique Shop/Thrift Store
Code 3 Coffee & Snacks	7386 HWY 238	Coffee Shop
Crystal Clear Satellite, LLC	7632 HWY 238	Internet Provider
Deborah L Buoy	7370 HWY 238	Massage Therapist
M. Jacks LLC. & R.W. Jacks Logging	7200 HWY 238	Logging Operation
Ruch Country Store	7350 HWY 238	Grocery Store
Ruch Hardware	181 UPPER APPLGATE RD #16	Hardware Store
Ruch Library	7919 HWY 238	Public Library
Sweets N Eats	181 UPPER APPLGATE RD	Bakery/Café/Deli

The Ridge	7360 HWY 238	Restaurant
United States Postal Service	181 UPPER APPLGATE RD #16	Shipping & Mailing Services

**Underutilized or Undeveloped Parcels**

Student interns compiled a list of potentially underutilized or undeveloped parcels within the study area based on available tax lot data from Josephine County and aerial imagery accessed through google.

**Approximately 48% (16 of out 33) properties zoned as rural commercial and rural industrial are being used as residential, are underdeveloped on part of the parcel, or are empty lot properties instead of their intended commercial or industrial use.** See separate commercial use inventory for further detail and summary of rural or industrial properties being utilized for residential uses.

## Jackson County Conditional Use Summary

	Cond. in ARS	Cond. in RRS	Cond. in RS
<b>Food Retailers and Food Services</b>			
Bake shop	Type 2/3	Type 3	Type 2*
Eating establishment	Type 2	Type 2	Type 2
Community commercial kitchen	Type 2		Type 2
Farmer's market	Type 2		Type 3
Food and sundries convenience		Type 3*	
Grocery store	Type 2/3	Type 2	Type 2*
Produce stand	Type 2		Type 2
<b>Retail Shops or Self-Service Facility</b>			
Bicycle repair & incidental sales	Type 2	Type 3	
Clothing/general merchandise store	Type 2/3	Type 2	Type 2*
Florist/garden shop, drug store	Type 2/3	Type 3	Type 2*
Gift, antique or specialty shop	Type 2	Type 3	Type 2*
Kennel			Type 2
Other retail sales	Type 2/3	Type 2/3	Type 2*

<b>Public services or professional offices</b>			
Bank, credit union, check cashing center	Type 3	Type 2	Type 3
Business or professional office	Type 2	Type 2	Type 3
Childcare center	Type 2	Type 2	Type 2
College/University satellite campus	Type 2		Type 2
Community/town hall/grange	Type 2	Type 2	Type 2
Emergency medical center	Type 2	Type 2	Type 2
Emergency medical, ambulance services, fire/police stations	Type 2	Type 2	Type 2
Medical/dental/optical clinic	Type 2	Type 2	Type 2
Public transportation station	Type 2	Type 3	Type 2
Public transportation terminal/station	Type 3	Type 3	Type 3
Small animal clinic/hospital	Type 3	Type 3	Type 3
Studio: Broadcasting/recording	Type 3		Type 3

\* Permitted only within urban growth or unincorporated community boundary

Automotive and trade services or supplies			
Building material and lumberyard	Type 3		Type 3
Farm equipment repair	Type 2	Type 3	
Hardware store	Type 2	Type 2	Type 2*
Service station	Type 2	Type 3	Type 2
Parking			
Park-and-ride lot	Type 2	Type 2	Type 2

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