

**CITY OF COOS BAY
LAND DEVELOPMENT ORDINANCE 93 - JUNE 1987
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CITY OF COOS BAY

ORDINANCE NO. 93

AN ORDINANCE ESTABLISHING LAND DEVELOPMENT REGULATIONS AND STANDARDS FOR THE USE OF LAND AND STRUCTURES, SUBDIVISIONS, MAJOR PARTITIONS, AND PLANNED UNIT DEVELOPMENTS

THE CITY OF COOS BAY ORDAINS AS FOLLOWS:

ARTICLE 1. INTRODUCTORY PROVISIONS

CHAPTER 1.1 GENERAL

Section 1. TITLE

This ordinance shall be known as the Land Development Ordinance of the City of Coos Bay.

Section 2. PURPOSE

It is the intent of this ordinance to implement the Comprehensive Plan 2000, Volume I: Plan Policy Document, the City of Eastside 1995 Comprehensive Plan, and Volume III: Coos Bay Estuary Management Plan, and, in accordance, encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in rendering fire and police protection; to provide adequate open space; to lessen congestion of streets; to promote orderly growth in the City; to prevent undue concentration of population; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, electrical distribution systems, transportation, schools, parks, and other public requirements; to assure the appropriate use of the estuary and shoreland areas; and to promote public health, safety, and general welfare.

Section 3. COMPLIANCE WITH COMPREHENSIVE PLAN AND ORDINANCE PROVISIONS

The Comprehensive Plan 2000 of the City of Coos Bay and the City of Eastside 1995 Comprehensive Plan are the basis for all land use development within the City. In particular, the provisions of this ordinance shall be applied in conjunction with the specific provisions of Volume III: Coos Bay Estuary Management Plan. Should any conflicts arise between the Plan and this ordinance, the provisions of the Plan shall prevail.

It shall be unlawful for any person, firm, or corporation to develop, permit, erect, construct, alter, or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform with the standards of this ordinance.

Section 4. REPEAL

Coos Bay Ordinance 2875 and Eastside Ordinances 677, 686, 705, and 671 are hereby repealed. However, this repeal shall not apply to any special conditions pursuant to quasi-judicial or legislative decisions enacted under the jurisdiction of these ordinances.

Section 5. SEVERABILITY

The City Council hereby declares that should any section, paragraph, sentence, or word of this ordinance be declared for any reason to be void or unconstitutional, it is hereby provided that all other parts of the same which are not expressly held to be void or unconstitutional shall continue in full force and effect.

Section 6. INTERPRETATION

If the conditions imposed by a provision of this ordinance are less restrictive than comparable conditions imposed by any other provision of this ordinance or any other ordinance, the provisions which are more restrictive shall govern.

CHAPTER 1.2 ESTABLISHMENT OF ZONING DISTRICTS

This ordinance shall divide the lands within the City into the following zoning districts and the appropriate requirements shall apply to all lands located within them.

TABLE 1. ZONING DISTRICTS IN THE CITY OF COOS BAY

<u>RESIDENTIAL DISTRICTS</u>	<u>ABBREVIATED DESIGNATION</u>
Single-Family Residential	R-1
Single-Family/Duplex Residential	R-2
Multiple Residential	R-3
Residential Professional	R-4P
Residential Certified Factory-Built Home Park	R-5
Single-Family, Duplex Residential, and Certified Factory Built Home	R-6
Restricted Waterfront Residential	R-W
<u>PROFESSIONAL DISTRICT</u>	<u>ABBREVIATED DESIGNATION</u>
Medical Park	MP
<u>COMMERCIAL DISTRICTS</u>	<u>ABBREVIATED DESIGNATION</u>
Central Commercial	C-1
General Commercial	C-2
Industrial-Commercial	I-C
Waterfront Heritage District	WH

INDUSTRIAL DISTRICTS

General Industrial
Waterfront Industrial

**ABBREVIATED
DESIGNATION**

G-I
W-I

QUASI-PUBLIC DISTRICTS

Park/Cemetery
Watershed
Public Educational Facilities
Transportation Facilities
Buffer

**ABBREVIATED
DESIGNATION**

QP-1
QP-2
QP-3
QP-4
QP-5

*[ORD.164 8/7/90]
[ORD.363 2/1/05]*

CHAPTER 1.3 LAND DEVELOPMENT MAP

The location and boundaries of the districts designated at the time of enactment of this ordinance shall be retained on a Land Development Map. A copy of this map as it existed at the time of enactment of this ordinance shall be retained by the City Recorder for historical reference. It shall be the responsibility of the Department of Community Services to keep an updated map and make any alterations resulting from an action authorized by this ordinance that alters a boundary of a zoning district. If a discrepancy is found between the classification of land shown on the Land Development Map and a record of action, the record of action shall prevail.

At the time of the adoption of the Coos Bay Estuary Management Plan, the general location of the estuarine and coastal shoreland management segments and shoreland boundaries shall be designated on the Land Development Map. Precise determination of the boundaries shall be made in accordance with the Coos Bay Estuary Management Plan. Changes to these boundaries will be subject to a Plan amendment, if the change is inconsistent with the Plan provisions.

CHAPTER 1.4 USES OF LAND

Section 1. USES LISTED AS PERMITTED

Buildings, structures, and land shall be used, designed, erected, structurally altered or enlarged only for the purposes listed as permitted in the district in which they are located, and then only after securing all permits and licenses required by state and federal law and City ordinances. A use lawfully established but which is not a permitted use by this ordinance shall be allowed to continue as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses as provided in Chapter 1.5.

Section 2. USES NOT LISTED

It is recognized in the development of a comprehensive Land Development Ordinance that:

1. Not all uses of land and water can be listed, nor anticipated; or that
2. A use may have been inadvertently omitted from the list of those specified as permitted or conditional in each of the various districts designated; or
3. Ambiguity may arise concerning the appropriate classification of a particular use within the meaning and intent of this ordinance.

Therefore, the phrase, "plus such other uses deemed to be similar and not more obnoxious or detrimental to the public health, safety, and welfare," shall be unmentioned, but included in "Uses Permitted" and "Conditional Uses" in each district. The classification of a permitted or conditional use is the responsibility of the Zoning Officer in accordance with Chapter 5.6. Should a conflict arise over the classification of the proposed use, an interpretation by the Commission can be requested.

Section 3. ESTUARINE AND COASTAL SHORELAND USES AND ACTIVITIES

1. Except as otherwise provided in this ordinance, the adopted Coos Bay Estuary Management Plan shall be implemented and administered under the procedures of this ordinance within the City of Coos Bay.
2. Estuarine and shoreland areas shall be defined by the Coos Bay Estuary Management Plan. Allowable, conditional, and prohibited uses and activities within these areas shall be consistent with the Plan and shall be subject to the general and special conditions of that Plan, its policies, inventory document, and maps, in addition to development standards of this ordinance.

Because management units of the Plan may encompass more than one zoning district, the uses allowed within the shoreland areas shall be those listed for the underlying zone contained in this ordinance. Since this ordinance does not specify activities, such as dredging or shoreland stabilization, nor address aquatic areas, the activities within the shoreland and the uses and activities of the aquatic areas shall be those listed in the Plan.

CHAPTER 1.5 NONCONFORMING USE

Section 1. GENERAL

If, at the time of enactment of this ordinance or any amendment, any lot or structure was being used in an otherwise lawful manner but does not conform to the use provisions of this ordinance, the use shall be deemed to be nonconforming. However, it may continue in the manner and to the extent that it existed upon enactment of this ordinance or its amendments, subject to the provisions of this chapter.

Section 2. CHANGE IN NONCONFORMING USE

1. Any nonconforming use changed to a use conforming to the regulations established for the district in which it is located shall not afterwards be changed back to a nonconforming use.
2. A person occupying a nonconforming use may engage in activities within the same structure that are directly permitted by the underlying zone. These activities may be added incrementally. However, if more than 50% of the building coverage is used for the permitted use, the nonconforming use shall desist or conform to the requirements of the underlying zone.
3. An existing, detached structure of a nonconforming use may be converted to a use directly permitted by the underlying zone in addition to the maintenance of the remaining nonconforming use, provided that the detached structure represents less than 50% of the building coverage of all structures on the property.

Section 3. DISCONTINUATION OF A NONCONFORMING USE

Whenever a nonconforming use has been discontinued for a continuous period of twelve (12) months, or whenever there is a clear intent on the part of the owner to abandon a nonconforming use, this use shall not be re-established and further use of the premises shall be in conformity with the regulations of the district.

Section 4. RESTORATION OF A NONCONFORMING USE

A structure housing a nonconforming use which is damaged by any cause to an extent of not more than 50% of the replacement value at that time may be restored and the same use or occupancy resumed, provided that this restoration is started within a period of one-hundred twenty (120) days. This time limitation may be waived by the Zoning Officer should practical difficulties be evident. Any decision by the Zoning Officer may be appealed to the Planning Commission.

Section 5. ENLARGEMENT OF A NONCONFORMING USE

The enlargement of a nonconforming use may be permitted one time after the enactment of this ordinance upon approval by Community Services staff who shall also consider the specific conditions listed below. It is the intent that enlargement of a nonconforming use may take place provided that the expansion does not add to the intensity of the use and ultimately change its character.

1. The nature and character of the use is unchanged.
2. The same facilities are substantially used and the enlargement will be no more than 20% of the total, existing building coverage, if all or some of the nonconforming use is conducted wholly within a structure. If the nonconforming use is conducted outside, the enlargement shall not increase the area devoted to the nonconforming use beyond the permitted building coverage of the district, and all property development standards shall be observed. In this case, building coverage shall mean not only the coverage of all existing buildings, but also the exterior area devoted to the nonconforming use.

Section 6. MAINTENANCE OF A NONCONFORMING USE

Nothing in this chapter shall be construed to prohibit normal repair, maintenance, and nonstructural alterations, nor the alteration, strengthening, or restoration to safe condition as may be required by law.

Maintenance or repair shall constitute less than 50% of the replacement value of the work being done.

CHAPTER 1.6 NONCONFORMING STRUCTURE OR SIGN

Section 1. GENERAL

If, at the time of enactment of this ordinance or any amendment, any structure, sign or mobile home park located or erected in an otherwise lawful manner does not conform to the development standards of this ordinance, the structure, sign or mobile home park shall be deemed to be nonconforming. However, it may continue in the manner and to the extent that it existed upon enactment of this ordinance or its amendments, subject to the provisions of this section.

Section 2. CHANGE IN NONCONFORMING STRUCTURE

A structure conforming with respect to use but nonconforming with relation to yard, height, or lot coverage requirements may be altered or extended if the alteration or extension does not deviate further from the requirements of this ordinance.

Section 3. MAINTENANCE OR REPAIR OF A NONCONFORMING STRUCTURE

Nothing in this chapter shall be construed to prohibit normal repair, maintenance, and nonstructural alterations, nor the alteration, strengthening, or restoration to safe condition as may be required by law.

Maintenance or repair shall constitute less than 50% of the replacement value of the work being done.

Section 4. NONCONFORMING MOBILE HOME PARKS

Only certified factory-built homes shall be allowed in a nonconforming mobile home park, with exception of recreational vehicles which are allowed in designated recreational vehicle sites within a nonconforming mobile home park.

Any change in the designated use of an existing site is subject to a Site Plan and Architectural Review and the number of recreational vehicles will not be allowed to exceed 10% of the total number of mobile home sites.

CHAPTER 1.7 NONCONFORMING LOT OR PARCEL OF RECORD

There may be single lots or parcels that are substandard where the minimum width or total area is less than that prescribed by this ordinance. Provided that (1) the single lot or parcel was recorded with the office of the County Clerk at the time this ordinance became effective, and (2) all other property development requirements of the district are satisfied, then a substandard lot may be developed for any permitted use of the underlying zone or a person may apply for any conditional use of the underlying zone.

CHAPTER 1.8 DEFINITIONS

As used in this ordinance, the masculine includes the feminine and neuter, and the singular includes the plural; the word "building" includes the word "structure," and the word "shall" is mandatory and not directory. The term "City Council" shall mean the City Council of the City of Coos Bay, and "Planning Commission" or "Commission" shall mean the City Planning Commission of the City of Coos Bay. The word "City" when used shall mean the incorporated City of Coos Bay. The following words and phrases, unless the context otherwise requires, shall mean:

Accessory Apartment: A dwelling unit which is secondary to and located within an existing single-family dwelling.

Accessory Building: A detached, subordinate building located on the same lot with the main building (except as provided by chapter 2.2, Section 3), occupied by or devoted to an accessory use. If an accessory building is attached to the main building in a substantial manner as by a wall or roof, or as determined by the Building Official, the building shall be considered part of the main building.

Accessory Use: A use customarily incidental and subordinate to the principal use of the building or land and located on the same lot (except as provided by Chapter 2.2, Section 3). In no case shall the accessory use dominate in area, extent, or purpose, the principal lawful use of the of the building or land.

Administrative Service: Consulting, record-keeping, clerical, or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles, and excludes commercial use type, "Professional and Administrative Service." Typical use types are associated with governmental offices.

Agricultural Sales: Sale of feed, grain, fertilizers, pesticides, and similar goods from the premises. Typical uses include hay, feed, and grain stores.

Agricultural Service: Establishments or places of business providing agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include tree service firms or landscape services.

Alley: A narrow street through a block providing only secondary access to abutting property at the rear or side property lines.

Animal Husbandry: The commercial raising and breeding of livestock or other non-domestic animals or insects.

Animal Sales and Service: Establishments or places of business primarily engaged in animal-related sales and services. The following are animal sales and services use types:

Animal Sales and Service: Auction - Auctioning of livestock on a wholesale or retail basis with incidental storage of animals produced off property not exceeding a 48-hour period. Typical uses include animal auctions or livestock auction yards.

Animal Sales and Service: Grooming - Grooming of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.

Animal Sales and Service: Kennel - Boarding, raising, caring, and training services for dogs, cats, and similar small animals. Typical uses include boarding kennels or dog training centers.

Animal Sales and Service: Pet Shop - Establishment for the retail sale of household pets and pet supplies.

Animal Sales and Service: Veterinary (Small Animals) - Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.

Animal Sales and Services: Veterinary (Large Animals) - Veterinary services for large animals. Typical uses include animal hospitals or veterinary hospitals.

Animal Waste Processing: The processing of animal waste and by-products including, but not limited to, animal manure, animal bedding waste, and similar by-products of an animal-raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting for commercial purposes.

Apartment: See "Dwelling, Multiple-Family."

Aquaculture: Raising, feeding, planting, harvesting fish and shellfish, and associated facilities as necessary for such use, including commercial harvest of naturally occurring clam beds.

Architectural Feature: These features shall include, but not be limited to, a cornice, eave, belt course, sill, chimney, uncovered/unenclosed porch, platform landing, deck, or stairway.

Area of Special Flood Hazard: The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

[ORD. 354 6/1/2004]

Arterial Street: See "Street, Arterial."

Automotive and Equipment: Establishments or places of business primarily engaged in motorized vehicle-related sales or services. The following are automotive and equipment use types:

Automotive and Equipment: Cleaning - Washing and polishing of automobiles. Typical uses include auto laundries or car washes.

Automotive and Equipment: Fleet Storage - Fleet storage of vehicles used regularly in business operation but not for the long-term storage of vehicles, nor for vehicles available for sale. Typical uses include taxi fleets, mobile catering truck storage, or auto storage garages.

Automotive and Equipment: Parking - Parking of private motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots or garages.

Automotive and Equipment: Repairs, Heavy Equipment - Repair of trucks, construction and logging equipment, as well as the sale, installation, or servicing of automotive equipment and parts together with body repairs, painting, and steam cleaning. Typical uses include truck transmission shops, body shops, or motor freight maintenance groups.

Automotive and Equipment: Repairs, Light Equipment - Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto or motorcycle repair garages, or auto glass shops.

Automotive and Equipment: Sales/Rentals, Heavy Equipment - Sale, retail or wholesale, and/or rental from the premises of heavy construction equipment, trucks, and aircraft together with incidental maintenance. Typical uses include aircraft dealers, farm, logging, and heavy construction equipment dealers, or tractor trailers.

Automotive and Equipment: Sales/Rentals, Light Equipment - Sale, retail, or wholesale, and/or rental from the premises of autos, non-commercial trucks, motorcycles, motor homes, recreational vehicles, boats, and trailers with generally less than a 10,000 lb. gross cargo weight together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies, and small boat sales.

Automotive and Equipment: Storage, Nonoperating Vehicles - Storage of nonoperating motor vehicles. Typical uses include storage of private parking tow-aways or impound yards.

Awning: See "Marquee."

Base Flood: The flood having a one percent chance of being equaled or exceeded in any year.

Basement: The portion of a building between floor and ceiling which is wholly or partly below grade and so constructed that the vertical distance from grade to the floor is equal to or greater than the vertical distance from grade to ceiling. (See also "Story")

Bed and Breakfast: See "Tourist Habitation: Bed and Breakfast."

Breezeway: A covered walkway connecting the main building or a property with other main buildings or accessory buildings. Such structure may not be more than twelve (12) feet high at the ridge. More than fifty (50) percent of the total area of such structure may not be enclosed with any material other than that necessary for roof supports.

Building: A structure constructed for the support, shelter, or enclosure of persons, animals, or property of any kind.

Building Coverage: The usable floor area under the horizontal projection of any roof or floor above, excluding eave overhang.

Building Height: The vertical distance measured from the floor of the lowest story to the highest point of the roof, ridge, or parapet wall.

Building Line: The point at the outermost face of any vertical support, exterior wall line, or foundation.

Building-Mounted Sign: Either a wall-mounted or projecting sign.

Building/Property Maintenance Service: Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

Bus shelter: A building for the purpose of providing shelter from weather while waiting for mass public transportation. A bus shelter must be substantially in conformance with the design and specifications set forth in Figure A at the end of this chapter. *[ORD. 309 6/19/2001]*

Business Equipment Sales and Service: Establishments or places of business primarily engaged in the sale, rental, or repair of equipment and supplies used by office, professional, and service establishments to the firms rather than individuals. Typical uses include office equipment and supply firms, small business machine repair shops, or hotel equipment and supply firms.

Business Support Service: Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, blueprint services, or printing and duplicating firms.

Canopy (for sign regulatory purposes): See "Marquee."

Canopy or Patio Cover: A roof-like structure either attached to or an extension of a roof line, or a detached free-standing structure constructed for the purpose of protection from the elements.

Carpport: A structure enclosed on not more than two (2) sides and designed or used for the shelter of vehicles by occupants of the dwelling.

Certified Cultural Resource: Any structure, natural feature, site or area or archaeological site listed on the National Register of Historic Places, or which receives federal matching grants in aid for restoration or receives special assessment status for an historic property under Oregon law.

Certified Factory-Built Home:

1. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962. Residential trailers shall only be allowed in the City of Coos Bay upon submittal of evidence to the Building Official indicating substantial compliance with the standards required for an "Insignia of Compliance."
2. A mobile house, structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction.

Certified Factory Built Home Park: An individual lot or parcel under single ownership with two or more certified factory built home sites. *[ORD. 164 8/7/90]*

Child Care Facility: Establishments authorized by state licensure or certification to provide supervisory or day care services for 13 or more children, excluding uses classified as educational facilities or medical facilities, and where communal kitchen-dining facilities may be provided. Typical uses include day care centers, day care facilities, or drop-in centers.

Child Care Facility (fewer than 13): Establishments authorized by state licensure or certification to provide supervisory or day care services for fewer than 13 children, excluding uses classified as educational facilities or medical facilities, and where communal kitchen-dining facilities may be provided. Typical uses include day care centers, day care facilities, or drop-in centers.

Civic Use Types: The performance of utility, educational, recreational, cultural, protective, governmental, and other uses which are strongly vested with public or social importance.

Clinic: A facility for the treatment of human ailments operated by a group of physicians, dentists, chiropractors, or other licensed practitioners for the treatment and examination of outpatients.

Cluster Development: A development which uses lots smaller than those specified in the land development ordinance provided that additional land is permanently reserved for open space.

Collector Street: See "Street, Collector."

Commercial Recreational Vehicle Park: Land designed, maintained, or used for the purpose of supplying temporary accommodation for recreational vehicles, trailers, or any other mobile living unit.

Commercial Use Types: The distribution and sales or rental of goods, and the provision of services other than those classified as "Civic Use Types."

Communication Services: Establishments primarily engaged in the provision of broadcasting and other information-relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as "Minor Utilities and Services." Typical uses include television studios, telecommunication service centers, or telegraph service offices.

Community Recreation: Recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, or community recreation buildings (This shall mean the same as "Recreation Facilities, Low-Intensity" and "Recreation Facilities, High-Intensity").

Condominium: The private ownership of single units in a multiple unit structure with common or single ownership of land and facilities.

Construction Sales and Service: Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale from the premises of materials used in the construction of buildings or other structures other than solely retail sale of paint, fixtures, and hardware; but excludes those classified as one of the "Automotive and Heavy Equipment" use types. The following are "Construction Sales and Service" use types:

Construction Sales and Service: Light - Service and/or sales with no outside storage of material, equipment, or display. Typical uses include electrical contractors, cabinet makers, finish contractors.

Construction Sales and Service: Heavy - Service and/or sales requiring the outside storage of building materials and equipment. Typical uses include building materials stores, tool and equipment rental or sales, excavation, septic, and demolition services.

Convenience Sales and Personal Services: Establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services. These include various general retail sales and personal services of an appropriate size and scale to meet the above criterion. Typical uses include neighborhood grocery, drug stores, laundromat/dry cleaners, or barbershops.

Court: An open, unoccupied space, on the same lot with, and bounded on three (3) or more sides by a building(s).

Critical Facility: A facility for which even a slight change of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

[ORD. 354 6/1/2004]

Cul-de-sac: See "Street, Dead-end."

Cultural Resources: Any structure, natural feature, site or area listed in the State of Oregon Inventory of Historic Sites and Buildings or any archaeological site.

Dead-end: See "Street, Dead-end."

Density: The number of dwelling units allowed within a given unit of land.

Dining Establishments: Establishments or places of business primarily engaged in the sale of prepared food for on-premise consumption. The following are eating establishment use types:

Dining Establishments: Fast Order Food - An establishment whose primary business is the sale of food which is (a) primarily intended for immediate consumption; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold, including drive-in fast food establishments.

Dining Establishments: Sit-down - An establishment whose primary business is the sale of food which is prepared, served, and consumed on the premises, and does not utilize a drive-up window.

Dormitory: A building or part of a building operated by an institution and containing a room or rooms forming one or more habitable units, which are used or intended to be used by residents of the institution for living and sleeping, but not for cooking or eating purposes.

Double-Faced Sign: A sign with advertising on two surfaces, generally back to back.

Drinking Establishments: Establishments or places of business primarily engaged in the sale of beverages for on-premise consumption.

Dryland Moorage: Boat moorage space provided on dry land, such that boats are mechanically lowered to and raised from the water.

Dwelling: A building or any portion of it designed exclusively for private residential occupancy, but not including hotels, motels, boarding houses, or other similar accommodations.

Dwelling Unit: One or more rooms which have cooking and toilet facilities and are designed for occupancy by one family only.

Dwelling, Duplex, or Two-Family: A building containing two dwelling units on a single lot or parcel.

Dwelling, Multi-Family: A building containing three (3) or more dwelling units on a single lot or parcel.

Dwelling, Single-Family: A building containing one dwelling unit on a single lot or parcel.

Educational Service: Facilities customarily associated with public or private primary and secondary schools, nursery schools, vocational schools, colleges, or universities. Does not include personal instructional services listed under "Personal Services, General."

Elevated Building: For National Flood Insurance Program purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns. *[ORD. 354 6/1/2004]*

Family: An individual or two or more persons related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit in which board and lodging may also be provided for not more than three (3) additional persons, excluding servants; or a group of not more than five (5) persons who need not be related by blood, marriage, legal adoption, or guardianship living together in a dwelling.

Family Residential: The residential occupancy of living units by families and excludes tourist habitation and group care. Typical uses include single-family dwellings, duplex dwellings, and multiple-family dwellings.

Farmers Market/Fish Market: The commercial premises for the retail sale of produce and/or seafood. *[ORD. 307 5/1/2001]*

Final Plat: See "Plat, Final."

Financial, Insurance, and Real Estate Services: Establishments primarily engaged in the provision of financial, insurance, real estate, or securities brokerage services. Typical uses include banks, insurance agencies, or real estate firms.

Flood Insurance Rate Map (FIRM): The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study: The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

Floodplain: Land area subject to flooding. *[ORD. 354 6/1/2004]*

Floodway: The channel of a river and the portion of the floodplain that carries most of the flood. Regulations require that the floodway be kept open so that flood flows are not obstructed or diverted onto other properties. *[ORD. 354 6/1/2004]*

Food and Beverage Retail Sales: Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries or delicatessens.

Food Packing and Processing: Businesses engaged in the packing or processing of agricultural crops, animals, seafood, and their by-products which entails cutting, sorting, boxing, rating, canning, rendering, tanning, and so forth.

Free-Standing Sign: A sign erected on a freestanding frame, mast, or pole supported on the ground and not attached to any building.

Frontage: All property abutting a public right of way.

Fuel Sales: Refers to establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, and minor repair services, but does not include body work or repair. Typical uses include automobile service stations, filling stations, or truck stops.

Funeral and Interment Services: Establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human dead. The following are interment services use types:

Funeral and Interment Services: Cemetery - Places primarily for the burial of human remains; may include crematory and interring services. Typical uses include mausoleums, columbariums, and crematoriums.

Funeral and Interment Services: Cremating/Interring - Crematory services involving the purification and reduction of the human body by fire and/or the keeping of human bodies other than in cemeteries. Typical uses include crematories, crematoriums, columbariums, and mausoleums.

Funeral and Interment Services: Undertaking - Undertaking services such as preparing the dead for burial and arranging and managing funerals.

Gallery: A business establishment devoted to the exhibition, display and/or sale of collections of such items as art, crafts and memorabilia. *[ORD. 307 5/1/2001]*

Grade (Adjacent Ground Level): The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five (5) feet from the wall. If walls are parallel to and within five (5) feet of public sidewalk, alley, or other public way, the grade shall be the elevation of the sidewalk, alley or public way.

Group Residential: The residential occupancy of living units by groups of more than five (5) persons who are not related by blood, marriage, or adoption, and where communal kitchen/dining facilities are provided. Typical uses include occupancy of fraternity and sorority houses, retirement homes, boarding houses, cooperatives, but excludes group residential care facilities.

Group Residential Care Facility: Any private or public institution requiring state licensure and/or any non-profit facility performing the same functions which provide services including, but not limited to, the care, boarding, housing or training of more than five (5) physically, mentally, or socially handicapped or delinquent persons or dependent persons by any person who is not the parent or guardian of, and who is not related by blood, marriage, or legal adoption to these persons.

Guesthouse: A detached accessory building without cooking facilities designed for and used to house non-paying transient visitors or guests or the occupants of the main dwelling on the lot.

Half-Story: An area under a roof finished for living accommodations or business purposes located wholly or partly within the roof frame and having a floor area at least one-half as large as the story below. Space with less than five (5) feet clear headroom shall not be considered as floor area.

Home Occupation: An occupation commonly carried on within a dwelling and/or an accessory structure by a member of the family occupying the dwelling.

Homeless Shelter: Any place or premise operated by a nonprofit organization wherein residence is provided to persons who need emergency shelter on a daily or weekly basis. Individual bath and cooking/eating facilities may or may not be provided.

[ORD. 293 5/2/2000]

Horticulture: Businesses primarily devoted to cultivation and/or storage of horticultural and floracultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purpose. Typical uses include plant nurseries and garden centers.

Hospital: An institution providing health services primarily for inpatients and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

Improvements: Man-made features located on, above, or under real property.

[ORD. 307 5/1/2001]

Indirect Illumination: A source of illumination directed toward a sign so that the beam of light falls upon the exterior surface of the sign.

Industrial (Use) and Port Facility: Public or private use of land or structures for manufacturing, processing, port development, and energy generating facilities. Industrial and port facility includes large commercial and industrial docks.

Kennel: A lot or building in which three (3) or more dogs, cats, or other small domesticated animals are kept commercially for board, propagation, or sale.

Landscaping: The placement of trees, grass, bushes, shrubs, flowers, and garden areas, but may also include the arrangement of foundations, patios, decks, street furniture, and ornamental concrete or stone walk areas and artificial turf or carpeting.

Laundry Services: Establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as "Personal Services, General." Typical uses include laundry agencies, diaper service, or linen supply services.

Library Service and Cultural Exhibit: The preservation and/or exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collections of books, manuscripts, and so forth for study and reading, but excludes private galleries whose primary purpose is the display and sale of art objects.

Limited Manufacturing: Establishments engaged in the on-site production of goods by hand manufacturing (only the use of hand tools or light mechanical equipment) primarily for direct sale to consumers of those goods produced on-site or other similar goods with no outside open storage permitted. Typical uses include ceramic studios, candle-making shops, wood working, custom jewelry manufacturers, small furniture shops, or instruction studios for similar arts and crafts.

Local Streets: See “Street, Local.”

Lodge, Club, Fraternal or Civic Assembly: Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose for members, but not primarily for profit nor for rendering a service which is customarily carried on as a business. Typical uses include meeting places for civic clubs, lodges, or fraternal or veteran organizations. The following are assembly types:

Lodge, Club, Fraternal, or Civic Assembly: Small - Fewer than sixteen persons on a regular basis.

Lodge, Club, Fraternal, or Civic Assembly: Large - Sixteen or more persons on a regular basis.

Log Storage/Sorting Yard (Dry Land): An area where logs are gathered from surrounding harvest areas, weighed, sorted for species, size and quality, and stored until ready for transfer to water storage areas or to market.

Lot: A lot may be any of the following:

1. A single lot of record.
2. A portion of a lot of record.
3. A combination of complete lots of record.
4. A combination of complete lots and portions of lots of record.
5. A parcel, portion, or combination of parcels of land described by metes and bounds.

Lot Area: The total horizontal area within a lot.

Lot, Corner: A lot abutting on two intersecting streets other than an alley with a boundary line bordering on each of the streets.

Lot, Interior: A lot with other lots abutting both side lot lines.

Lot Line: The property line bounding a lot.

Lot Line, Front: In case of an interior lot, the lot line separating a lot from the street other than an alley, and in case of a corner lot, the shortest lot line along a street other than an alley.

Lot Line, Rear: A lot line which is opposite and most distant from the front lot line; and in the case of an irregular, triangular, or other shaped lot, a line at least ten feet in length within the lot parcel, which is perpendicular to the mean direction of the side lot lines.

Lot Line, Side: Any lot line which is not a front or rear lot line.

Lot, Through: A lot having frontage on two parallel or approximately parallel streets.

Lot Width: The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance found in Chapter 3.14, Section 5(3)C.

Major Arterial Street: See "Street, Major Arterial."

Major Remodeling: Any remodeling that represents more than 50% of the replacement value of a building as defined by the Uniform Building Code.

Manufactured Home (for flood damage prevention only): A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term 'manufactured home' does not include a recreational vehicle. *[ORD. 354 6/1/2004]*

Manufacturing: Establishments engaged in the mechanical or chemical production, processing, assembling, packaging, or treatment of materials or substances into new products usually by power-driven machines and materials-handling equipment. Products of these establishments are primarily for wholesale markets or transfer to other industrial users but may include direct sale to consumers.

Map: A final diagram, drawing, or other writing concerning a land partition.

Marina: A facility which provides moorage, launching, storage, supplies, and a variety of services for recreational, commercial, fishing, and other fishing vessels. Moorage facilities with five or fewer berths are excluded from this category.

Market Place Retail Sales: Commercial premises of at least 5,000 square feet which are planned and developed as a market and which may have multiple occupancy by business firms having common access or open air access from a public right-of-way. Example businesses located in the Market Place include Farmer's Market and Fish Market. *[ORD. 307 5/1/2001]*

Marquee: A permanent or temporary roofed structure attached to and supported by the building and projecting over public property.

Medical Services: Establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use or group residential (group care) use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, or detoxification centers.

Mining and Processing: Places or plants primarily devoted to surface or subsurface mining of metallic and nonmetallic minerals, oil, or gas and/or the on-site processing and production of mineral products. Typical uses are borrow pits, oil and gas drilling, concrete batch plants, sand, gravel and aggregate processing plants, or coal processing plants.

Minor Arterial Street: See "Street, Minor Arterial."

Mobile Home: See “Certified Factory-Built Home.”

Mural: Any pictorial or graphic decoration, other than a sign, which is applied directly to a structure and is neither used for, nor intended to achieve the purposes of, advertising by the use of lettering or script to draw attention to or to direct the observer to a particular business or business location, nor to draw attention to specific products, goods, or services by the use of a brand name, trademark, copyright, or any other device restricted in use without permission of the owner.

100-Year Floodplain: The land lying at or below the base flood elevation. The City of Coos Bay elevation datum is 9.00 m.s.l. (also USGS) which is equal to elevation 13.00 m.l.l.w. (also known as tidal datum).

Open Space: Land perpetually set aside and maintained for the conservation/preservation of natural features or scenic amenities, for the buffering of a use within or adjacent to the development, for solar and wind access, or for bicycle/pedestrian access ways. These lands shall remain undeveloped except for natural or landscaped vegetation.

Parking Service: Parking services involving public garages and lots.

Participant Sports and Recreation: Establishments or places primarily engaged in the provision of sports or recreation by participants. Any spectators would be incidental and on a nonrecurring basis. The following are participant sports and recreation use types (for either general or personal use):

Participant Sports and Recreation: Indoor - Those uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, swimming pools, physical fitness centers, or racquetball centers

Participant Sports and Recreation: Outdoor - Those uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, or swimming pools.

Partition, Land: To divide land into two or three parcels of land within a calendar year, but does not include:

- a. A division of land resulting from a lien foreclosure, foreclosure of a recorded contract for the sale of real property or the creation of cemetery lots; or
- b. An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinance.

Partition I: A division which does not include the creation of a public road or street.
[ORD. 215 8/15/1995]

Partition II: A division which includes the creation of a public road or street.
[ORD. 215 8/15/1995]

Paved: A hard surface area of portland cement concrete or asphaltic concrete with base approved by the Public Works Department.

Personal Services, General: Establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature, but excludes services classified as “Spectator Sports and Entertainment,” or “Participant Sports and Recreation,” or “Group Care.” Typical uses include photography studios, driving schools, or reducing salons, laundromats, or dance instruction.

Planned Unit Development: A tract of land planned and developed as an integrated unit under single ownership or control which in this context may be vested in partnerships, corporations, syndicates, or trusts. The P.U.D. shall encompass a comprehensive development plan of a parcel of land, which has been approved by the Planning Commission, and may utilize innovative and unique development concepts, including but not limited to clustering and mixing of residential units to create useful open space and to preserve site features.

Plat: A map, diagram, drawing, replat, or other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision.

Plat, Final: The last plat of the development based upon the approved preliminary plat and any changes required by the City. It represents the development as it will appear when completed, and is the official plat filed with the County.

Postal Service: Mailing services and processing as traditionally operated or leased by the United States Postal Service and includes United Parcel Service facilities or other mail or parcel delivery service.

Private Street: See “Street, Private.”

Professional and Administrative Services: Offices or private firms or organizations which are primarily used for the provision of professional, executive, management, or administrative services. Typical uses include administrative offices, legal offices, or architectural firms.

Projecting Sign: A sign other than a wall-mounted sign which projects from and is supported by a wall of a building or structure.

Public Safety Service: Life safety services together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, and ambulance services.

Readerboard Sign: A sign with letters and/or advertising which can be readily changed.

Recognized neighborhood or Community Organization: Any group which has provided the City, prior to an application for a partition I, with a written request for notice stating the name and address of the individual to receive such notice; and, a map reasonably identifying the territorial boundary of the organization.
[ORD. 215 8/15/1995]

Recreational Facility - Low Density & High Density: see Community Recreation.

Recreational Area: Lands perpetually set aside and maintained for use by all residents of a development. These areas shall be improved and shall be of a specified size.

Recreational Vehicle: A vehicle that is:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towed by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[ORD. 354 6/1/2004]

Refuse Service: Any place used for disposal of used material. Typical uses include sanitary landfills, dumps, or refuse disposal sites.

Religious Assembly: Religious organization involving public assembly typically occurring but not limited to synagogues, temples, or churches. The following are religious assembly use types:

Religious Assembly: Small - Fewer than sixteen persons on a regular basis.

Religious Assembly: Large - Sixteen or more persons on a regular basis.

Residential Certified Factory-Built Home Park: A parcel of land under single, private ownership which is issued to provide a permanent or semi-permanent location or accommodation for certified factory-built homes. It shall include all buildings as part of the facilities.

Repair Service, Consumer: Establishments primarily engaged in repair services to individuals and households rather than firms, but excluding "Automotive and Equipment" use types. Typical uses include appliance repair shops, apparel repair firms, or musical instrument repair firms.

Retail Sales, General: The sale or rental of commonly used goods and merchandise for personal or household use, but excludes those classified as "Agricultural Sales," "Animal Sales and Service," "Automotive and Equipment," "Business Equipment Sales and Service," "Construction Sales and Service," "Food and Beverage Retail Sales," and "Fuel Sales." Typical uses include department stores, apparel stores, furniture stores, hardware stores, or florists.

Riparian Vegetation: Dense, narrow band of vegetation along lakes, streams, rivers, and sloughs. Typical plant species include willow, black cottonwood, red alder, Oregon ash, and western wax myrtle.

Roof Line: The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Row Houses: A series of single-family dwelling units that are erected in a row on adjoining lots each being separated from an adjoining unit by two separate but abutting walls along the dividing lot line.

Scrap Operation: Places of business primarily engaged in the storage, sale, dismantling, or other processing of used, source-separated, or waste materials which are not intended for reuse in their original form. The following are scrap operation use types:

Scrap Operations: Light - Businesses only engaged in the recycling of household items, such as glass, tin, cardboard, paper, or beverage cans.

Scrap Operations: Heavy - These businesses can include automotive wrecking yards, junk yards, or paper salvage yards.

Screening: A fence, wall, berm, or landscaping intended to serve as an acoustic barrier, to obstruct undesirable views, or generally to reduce the impact of adjacent development.

Service Station: A retail business establishment supplying fuel and minor accessories and service for automobiles.

Shopping Center: Commercial premises of at least 20,000 square feet which are planned or developed and advertised as a center with an undivided or nonsegregated parking area and that has multiple occupancy by business firms with each business having separate access from a public right-of-way or the parking area.

Sign: Any structural or wall-based medium, including its component parts, which is used or intended to be used to attract attention to the subject matter for advertising or identification purposes.

Sign Area: The size of a sign in square feet of a largest face measured within any type of perimeter, border, or defined edges or within a background of color if different than the wall upon which it is placed enclosing the outer limits of any sign, excluding essential sign structures, foundations, or supports. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area within a standard geometric figure, (i.e.) rectangle, parallelogram, or triangle, of the smallest size sufficient to cover the entire area of the sign. The area of three dimensional or spherical signs shall be measured by using the largest cross-section in a flat projection.

Single-Faced Sign: A sign with advertising on only one surface.

Sketch Plan: An informal preliminary plan designed to give staff some knowledge of the land being proposed for subdivision and the initial design ideas of the developer.

Small Business: A business employing less than 25 full-time employees.

Spectator Sports and Entertainment: Establishments or places primarily engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as those involving social or fraternal gatherings. The following are spectator sports and entertainment use types:

Spectator Sports and Entertainment: Indoor - Those uses conducted within an enclosed building. Typical uses include theaters or meeting halls.

Spectator Sports and Entertainment: Outdoor - Those uses conducted outdoors. Typical uses include stadiums or drive-in theaters.

Standard Factory-Built Home: A residential housing unit which is built at a location different from the intended site of occupancy but which meets City building, plumbing, heating, and ventilation codes. These units shall be subject to the same regulations as conventionally built units.

Start of Construction (for flood damage prevention only): Includes major remodeling, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages, or sheds not occupied as dwelling units or not part of the main structure

Story: The enclosed portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein for more than fifty percent of the total perimeter or more than twelve feet above grade as defined herein at any point, such as a basement, cellar, or unused underfloor space shall be considered as a story.

Street: Any thoroughfare which has been dedicated or deeded to the public for vehicular use.

Street, Collector: A street penetrating neighborhoods, collecting traffic from local streets in the neighborhood and channeling it into the arterial system.

Street, Dead-End: A local street with only one outlet, without possibility of extension, and a maximum length of 400 feet. A vehicle turnaround may be required.

Street, Improved: A street with a paved roadway that has a structural cross-section that meets the minimum street improvement standards of the City of Coos Bay.

Street, Local: A street which is primarily to provide direct access to abutting property and for local traffic movement.

Street, Major Arterial: All state highways and major routes leading into and through the City.

Street, Minor Arterial: A street of considerable continuity which is used primarily for through traffic and travel between large areas.

Street, Open: A street which provides access for property development. An open street must be: (1) one for which the City accepts responsibility of grading and drainage maintenance; (2) paved to City standards with curbs, storm drainage, etc; or (3) an all-weather roadway and, in most cases, graveled or strip-paved. (All-weather means that a standard automobile can negotiate the road without difficulty year-round.)

Street, Private: A thoroughfare that is privately built and maintained which affords a primary means of vehicular access.

Structure: A building or any piece of work joined together in some definite manner, which requires location on the ground or is attached to something located on the ground. Under the National Flood Insurance Program, structure means a walled and roofed building including a gas or liquid storage tank that is principally above ground. *[ORD. 354 6/1/2004]*

Structural Alteration: A change to the supporting members of a structure including foundation, bearing walls, or partitions, columns, beams, girders, or any structural change in the roof or floor.

Subdivision, Land: To divide an area into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such a year

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. *[ORD. 354 6/1/2004]*

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- A. Before the improvement or repair is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. *[ORD. 354 6/1/2004]*

Tourist Habitation: Establishments primarily engaged in the provision of lodging services on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests. The following are tourist habitation use types:

Tourist Habitation: Bed and Breakfast - Lodging services involving the provision of room and/or board in an existing dwelling with no more than eight bedrooms.

Tourist Habitation: Campground - Campground services involving transient habitation areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.

Tourist Habitation: Lodging - Lodging services involving the provision of room and/or board. Typical uses include hotels or motels.

Tourist Habitation: Waterfront Heritage Bed and Breakfast - Lodging facilities in the WH zone in a dwelling with no more than eight (8) bedrooms involving the provision of room and board. *[ORD. 307 5/1/2001]*

Tourist Habitation: Waterfront Inn - Overnight lodging facilities in the WH zone with all units water-oriented. A restaurant and conference facilities may be included. *[ORD. 307 5/1/2001]*

Transportation Service: Transportation offered to the public involving group assembly rather than door-to-door service; may also include the fleet storage of vehicles or cars. Typical uses include bus terminals, railroad depots, or airports. (This shall mean the same as "Land Transportation Facilities.")

Utility and Service: Public utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are electrical and gas distribution substations, sewer pump stations, water reservoirs, and radio, microwave, and telephone transmitters. (This shall mean the same as "Utilities, Low-intensity" and "Utilities, High-intensity.")

Vehicle Sign: Advertising copy painted or permanently affixed to lawfully parked and operable vehicles or trailers.

Visitor Information Service: A service providing visitor information about the city, the region and the state. *[ORD. 307 5/1/2001]*

Wall-Mounted Sign: A sign affixed directly to or painted or otherwise inscribed on an exterior wall and confined to the limits thereof.

Water-Dependent: A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water. Under the National Flood Insurance Program, water dependent means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. *[ORD. 354 6/1/2004]*

Water-Oriented Use: A use located on properties east of Front Street, including the WH-3 subdistrict, in the Waterfront Heritage Zoning District, which is enhanced by a view of, or access to the waterfront. *[ORD. 307 5/1/2001]*

Water-Related: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

Watercraft Sales/Rentals: Sales, rental and incidental repairs of watercraft, such as, but not limited to, jet skis, canoes, motorboats, and sailboats. Motorized watercraft and sailboats, where motorized watercraft and sailboats are displayed in the water. [ORD. 307 5/1/2001]

Waterfront: The mean high water line. [ORD. 307 5/1/2001]

Wholesale, Storage, and Distributing: Establishments or places of business primarily engaged in the wholesaling, storage, distribution, and handling of materials and equipment other than live animals and plants. The following are wholesale, storage, and distribution use types:

Wholesale, Storage, and Distribution: Mini-Warehouse - Storage or warehousing service within a building(s) primarily for individuals to store personal effects and by businesses to store materials for operation of an industrial or commercial enterprise located elsewhere. Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant but in no case may storage space in a mini-warehouse facility function as an independent retail, wholesale, business, or service use. Spaces shall not be used for workshops, hobby shops, manufacturing, or similar uses and human occupancy of the spaces shall be limited to that required to transport, arrange, and maintain stored materials.

Wholesale, Storage, and Distribution: Light - Wholesale, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

Wholesale Storage and Distribution: Heavy - Open-air storage, distribution, and handling of materials and equipment. Typical uses include monument or stone yards, wood chip storage, or lumber storage.

Yard: Open space between the property line and the nearest point at the outermost face of any vertical support, exterior wall line, or foundation of a building.

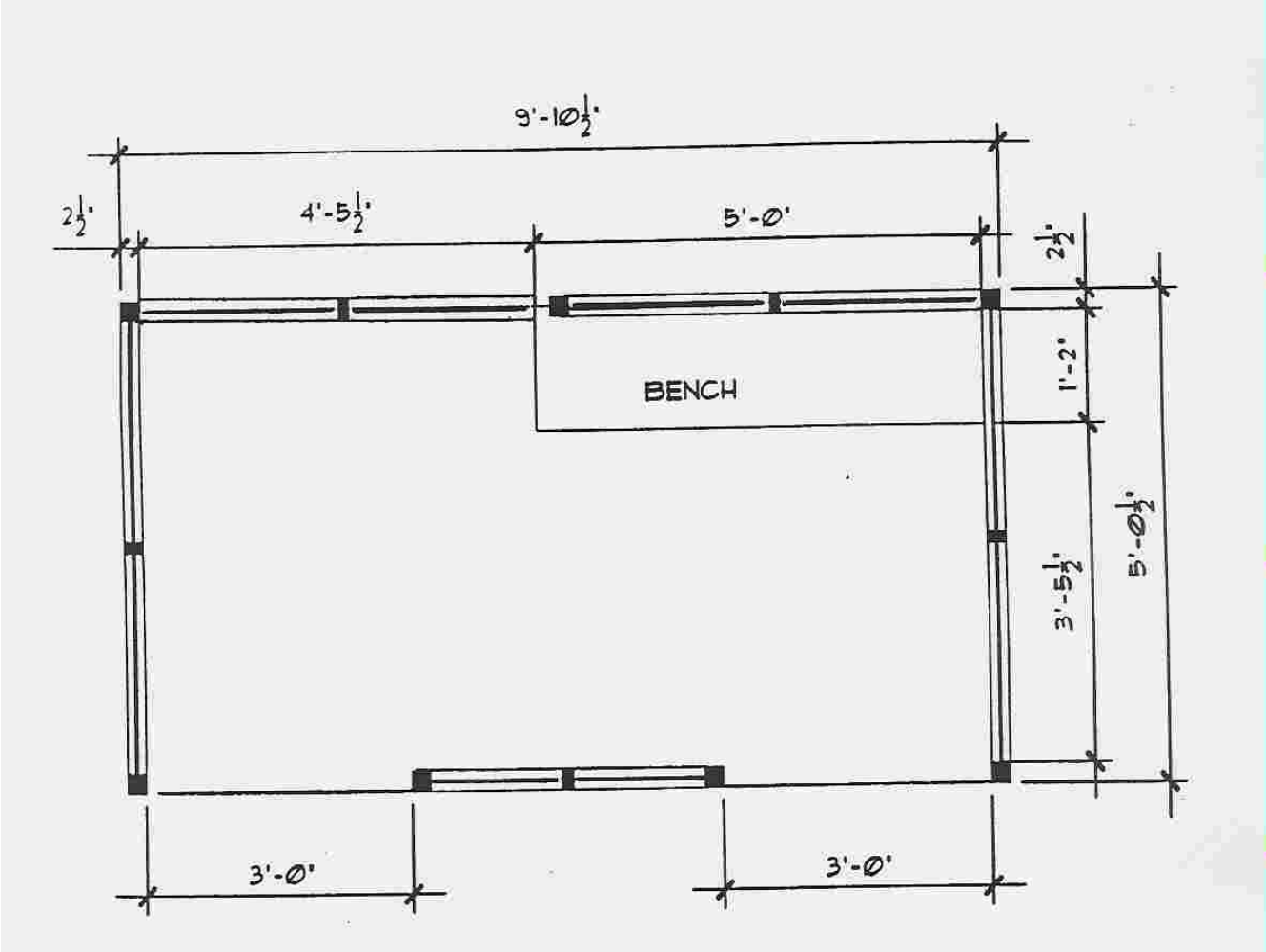
Zero Lot Line Development: A single-family housing unit which has no yard requirements on one or more of the lot lines, in conformance with the Uniform Building Code.

Zoning Officer: The officer who is charged with the administration and enforcement of this ordinance, or an authorized deputy.

SHELTER PLAN (TYPICAL)

The frame is a 3"x3"x.12" A 500 steel tube finished with two component high solids polyurethane rust inhibitive primer, plus two component high solids finish. The walls are 1/4" clear tempered safety glass with simulated metal muntins. Roof is standing seam sheet metal with sheet steel ceiling soffit (both are finished to match frame).

Figure A



ARTICLE 2. USE ZONES

CHAPTER 2.1 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

Section 1. INTENT

The R-1 district is included in the zoning regulations to achieve the following City objectives:

1. To provide for the accommodation of low-density residential development within the corporate limits of the City.
2. To reserve appropriately developed areas for single-family living.
3. To protect the single-family dwellings from the lack of privacy associated with multiple-family dwellings.
4. To preserve and enhance the amenities associated with residential development in varied topographic settings.
5. To provide a variety of housing to satisfy individual preferences and financial capabilities.

Section 2. PERMITTED USES

The following uses are permitted in the R-1 zoning district:

1. Residential Use Types
Accessory building
Cluster development (see Chapter 4.3)
Single-family dwelling including manufactured homes which are subject to special siting standards. *[ORD. 206 2/15/94]*
2. Commercial Use Types
Home occupation (see Chapter 4.4)
Child Care Facility (fewer than 13)

Section 3. CONDITIONAL USES

The following uses are permitted in the R-1 zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types
Group residential care facility
Planned unit development (see Chapter 4.6)

2. Civic Use Types: Buildings must be residential in appearance, maintain the character of the area, and maintain yards as required by Chapter 3.5.

Administrative service
Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/01]
Community recreation
Educational service
Public safety service
Religious assembly
Utility and service - no outside equipment storage permitted

3. Commercial Use Types

Home occupation, retail sales on the premises (see Chapter 4.4)

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-1 zoning district:

1. Residential Use Types

Duplex dwelling
Group residential
Certified Factory Built Home (except manufactured homes as specifically mentioned) or recreational vehicle on an individual lot, except that unoccupied recreational vehicles may be stored provided they are not located within a vision clearance area.
Multiple-family dwelling
Zero lot line development

2. Civic Use Types not specifically mentioned.
3. Commercial Use Types not specifically mentioned.
4. Agricultural Use Types
5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the R-1 zone except as specifically regulated in this section:

1. Lot Standards
 - A. Minimum area: Six thousand (6,000) square feet.
 - B. Minimum width: Forty (40) feet.

2. Building Coverage: Maximum lot coverage shall not exceed thirty-five (35) percent of the total lot area.
3. Building Height: No building or structure shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet.
4. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.2 SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT (R-2)

Section 1. INTENT

The R-2 district is included in the zoning regulations to achieve the following City objectives:

1. To reserve appropriately located areas for single-family and duplex family living at population densities consistent with the comprehensive plan and sound standards of public health and safety.
2. To provide space for semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment.
3. To facilitate the provisions of utility services and other public facilities commensurate with the anticipated population densities and service requirements.

Section 2. PERMITTED USES

The following uses are permitted in the R-2 zoning district:

1. Residential Use Types

Accessory building

Cluster development (see Chapter 4.3)

Duplex dwelling

Single-family dwelling including manufactured homes which are subject to special siting standards *[ORD. 206 2/15/94]*

Zero lot line development (see Chapter 3.5)

2. Commercial Use Types

Child Care Facility (fewer than 13)

Home occupation (see Chapter 4.4)

Section 3. CONDITIONAL USES

The following uses are permitted in the R-2 zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types

Accessory apartment (see Chapter 4.2)

Group residential care facility

Planned unit development (see Chapter 4.6)

Accessory use or building on a separate lot or parcel (see Chapter 4.9)

2. Civic Use Types: Buildings must be residential in appearance, maintain the character of the area, and maintain yards as required by Chapter 3.5.

Administrative service

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/2001]

Community recreation

Educational service

Library service and cultural exhibit

Lodge, club, fraternal, or civic assembly

Public safety service

Religious assembly

Utility and service - no outside storage of equipment

3. Commercial Use Types

Child care facility

Convenience sales and personal service

Home occupation, retail sales on the premises (see Chapter 4.4)

Tourist habitation: Bed and breakfast

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-2 zoning district:

1. Residential Use Types

Certified Factory Built Home (except manufactured homes as specifically mentioned) or recreational vehicle on an individual lot, except that unoccupied recreational vehicles may be stored provided they are not located within a vision clearance area. [ORD. 206 2/15/94]

Group residential

Multiple-family dwelling

2. Civic Use Types not specifically mentioned.
3. Commercial Use Types not specifically mentioned.
4. Agricultural Use Types
5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations shall apply to all land and structures in the R-2 zone except as specifically regulated in this section:

1. Lot Standards:
 - A. Minimum area: Five thousand (5,000) square feet for each single-family dwelling unit, and seven thousand (7,000) square feet for each duplex.
 - B. Minimum width: Forty (40) feet.
2. Building Coverage: Maximum lot coverage shall not exceed forty (40) percent of the total lot area.
3. Building Height: No building or structure shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet.
4. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.3 MULTIPLE RESIDENTIAL DISTRICT (R-3)

Section 1. INTENT

The R-3 district is included in the zoning regulations to achieve the following City objectives:

1. To encourage the development of higher density multiple residential structures, rather than lower density areas.
2. To serve as a transitional district from commercial and professional districts to lower density single-family and duplex residential districts.
3. To provide a variety of housing types to satisfy individual preferences and financial capabilities.

Section 2. PERMITTED USES

The following uses are permitted in the R-3 zoning district:

1. Residential Use Types
Accessory building
Cluster development (see Chapter 4.3)
Group residential
Multiple-family dwelling
Zero lot line development (see Chapter 3.5)
2. Commercial Use Types
Child Care Facility (fewer than 13)
Home occupation (see Chapter 4.4)
Tourist habitation: Bed and breakfast

Section 3. CONDITIONAL USES

The following uses are permitted in the R-3 zoning district if authorized in accordance with the requirements of Chapter 5.13.

1. Residential Use Types
Accessory apartment (see Chapter 4.2)
Duplex dwelling
Group residential care facility
Multiple-family dwelling, greater than 35 feet in height and 3 stories
Planned unit development (see Chapter 4.6)
Single-family dwelling, including manufactured homes which are subject to special siting standards. *[ORD. 206 2/15/94]*
Single-family dwelling combined with a multiple-family dwelling on the same lot. *[ORD.206 2/15/94]*

2. Civic Use Types: Buildings must be residential in appearance and maintain the character of the area and must maintain yards as required by Chapter 3.5.

Administrative service

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/2001]

Community recreation

Educational service

Library service and cultural exhibit

Lodge, club, fraternal, or civic assembly

Public safety service

Religious assembly

Utility and service - no outside storage of equipment permitted

3. Commercial Use Types

Child care facility

Convenience sales and personal service

Home occupation, retail sales on the premises (see Chapter 4.4)

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-3 zoning district:

1. Residential Use Types

Certified factory built home (except manufactured home as specifically mentioned) or recreational vehicle on an individual lot, except that unoccupied recreational vehicles may be stored provided they are not located within a vision clearance area.

[ORD. 206 2/15/94]

2. Civic Use Types not specifically mentioned.

3. Commercial Use Types not specifically mentioned.

4. Agricultural Use Types

5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the R-3 zone except as specifically regulated in this section.

1. Lot Standards

- A. Minimum area: Minimum lot areas for each building containing multiple-family dwelling units are listed in Table 2.
- B. Minimum width: Each lot shall have a minimum width of forty (40) feet.

**TABLE 2.
MINIMUM LOT AREA BY NUMBER OF UNITS WITHIN A MULTIPLE-FAMILY DWELLING**

No. of Units	Total Area	Building Area	Yard Area	% of Area Covered by Building
1	5,000	2,200	2,800	44.0
2	7,000	3,080	3,920	44.0
3	6,200	2,790	3,410	45.0
4	7,400	3,404	3,996	46.0
5	8,600	4,042	4,558	47.0
6	9,800	4,704	4,896	48.0
7	11,000	5,500	5,500	50.0
8	12,200	6,100	6,100	50.0
9	13,400	6,700	6,700	50.0
10	14,600	7,300	7,300	50.0
11	15,800	7,900	7,900	50.0
12	17,000	8,500	8,500	50.0
13	18,200	9,100	9,100	50.0
14	19,400	9,700	9,700	50.0
15+	Add 1,200 square feet for every unit over 14			

- 2. Building coverage: A maximum of forty-four (44) percent of the lot area for single-family and duplex dwelling units may be covered. The maximum lot coverage for multi-family dwellings is found in the sliding scale in Table 2 above, under percent of area covered by building.
- 3. Building height: No building or structure shall have a height greater than three (3) stories not to exceed thirty-five (35) feet, except as permitted under conditional uses.
- 4. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. [ORD. 309 6/19/2001]

CHAPTER 2.4 RESIDENTIAL PROFESSIONAL DISTRICT (R-4P)

Section 1. INTENT

The R-4P district is included in the zoning regulations to achieve the following City objectives:

1. To establish and reserve appropriately located areas for desirable mixtures of professional and administrative business offices and higher density multi-family residential uses.
2. To promote the development of professional and administrative offices in the vicinity of commercial zones and multi-family residential zones, along major thoroughfares, or in other suitable portions of the City.
3. To preserve the characteristics of the residential environment insofar as possible while permitting selected non-residential uses.
4. To preserve adequate usable open space for the benefit of the occupants within the area and to ensure appropriate development of sites occupied by other permitted uses in a manner compatible to and harmonious with residential uses in the area.
5. To establish a zone which permits a mixture of uses, acts as a buffer and produces a gradual change between commercial and residential zones.

Section 2. PERMITTED USES

The following uses are permitted in an R-4P zoning district:

1. Residential Use Types

Accessory building

Cluster development (see Chapter 4.3)

Group residential

Home occupation (see Chapter 4.4)

Multiple-family dwelling

Single-family dwelling, including manufactured homes which are subject to special siting standards, in combination with a permitted non-residential use combined in a single building.

[ORD. 206 2/15/94]

Zero lot line development (see Chapter 3.5)

2. Civic Use Types

Administrative service

3. Commercial Use Types

Business support service
Child Care Facility (fewer than 13)
Financial, insurance, and real estate service
Medical service
Personal service, general
Planned unit development (see Chapter 4.6)
Professional and administrative service
Repair service, consumer, except gasoline engine repair
Tourist habitation: Bed and breakfast

Section 3. CONDITIONAL USES

The following uses are permitted in the R-4P zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types

Accessory apartment (see Chapter 4.2)
Duplex dwelling unit
Group residential care facility
Multiple-family dwelling greater than 35 feet in height
Single-family dwelling, including manufactured homes which are subject to special siting standards

2. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD309 6/19/2001]
Community recreation
Educational service
Library service and cultural exhibit
Lodge, club, fraternal, or civic assembly
Parking service
Public safety service
Religious assembly
Utility and service

3. Commercial Use Types

Animal sales and service: Grooming
Automotive and equipment: Parking
Child care facility
Convenience sales and service
Dining establishment: Sit-down within an existing dwelling
Home occupation, retail sales on the premises (see Chapter 4.4)
Participant sports and recreation: Indoor, in an existing building

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-4P zoning district:

1. Residential Use Types

Certified factory built home (except manufactured homes as specifically mentioned) or recreational vehicle on an individual lot, except that unoccupied recreational vehicles may be stored provided they are not located within a vision clearance area.

[ORD. 206 2/15/94]

2. Civic Use Types

Hospital
Postal service
Refuse service

3. Commercial Use Types not specifically mentioned.

4. Agricultural Use Types

5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the R-4P zone except as specifically regulated in this section.

1. Lot Standards

A. Minimum area:

Five thousand (5,000) square feet for single-family dwellings.

Seven thousand (7,000) square feet for duplex dwellings.

Sixty-two hundred (6,200) square feet for three (3) attached dwelling units and not more than one (1) additional dwelling unit per one thousand two hundred (1,200) square feet thereafter.

All other lots shall be a minimum of five thousand (5,000) square feet.

B. Minimum width: Each lot shall have a minimum of forty (40) feet.

2. Building Coverage: Maximum lot coverage shall not exceed fifty (50) percent of the total lot area.

3. Building Height: No building or structure shall have a height greater than three (3) stories, or not to exceed thirty-five (35) feet, except as permitted under Section 3, Conditional Uses.
4. Yards:
 - A. Residential uses shall conform to the requirements of Chapter 3.5.
 - B. Non-residential uses, except a bus shelter, shall provide yards not less than:
 1. Five (5) feet from the interior side and rear lot lines. [ORD. 309 6/19/2001]
 2. Ten (10) feet from lot line on any street frontage.
 - C. There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. [ORD. 309 6/19/2001]
5. Landscaping and Screening:
 - A. Heating and air equipment for non-residential uses shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - B. All storage and trash areas for non-residential uses must be enclosed and screened from public view.

CHAPTER 2.5 RESIDENTIAL CERTIFIED FACTORY-BUILT HOME PARK DISTRICT (R-5)

Section 1. INTENT

The R-5 district is included in the zoning regulations to achieve the following City objectives:

1. To ensure adequate light, air, privacy, and to provide usable open space for the benefit of the occupants and to ensure long-term market acceptance of certified factory-built home parks.
2. To preserve and enhance the amenities associated with residential certified factory-built home parks in varied topographical settings.
3. To provide a variety of housing types to satisfy individual preferences and financial capabilities.
4. To preserve the integrity of conventional neighborhoods.

Section 2. PERMITTED USES

The following uses are permitted in the R-5 zoning district:

1. Residential Use Types

Accessory building required or allowed by the City of Coos Bay or by the State of Oregon
Community/recreation building intended for use of park residents
Laundry facility, outward appearance must retain a residential character
Recreational vehicle, maximum 10% of the total number of mobile home spaces provided, all sites complying with Chapter 4.7, Section 3(4), A(1)-(4) of this ordinance

Residential certified factory-built home

Single-family dwelling, including manufactured homes which are subject to special siting standards, for owner/manager, must be of conventional construction and maintain a residential appearance *[ORD. 206 2/15/94]*

2. Commercial Use Types

Child Care Facility (fewer than 13)
Home occupation (see Chapter 4.4)

Section 3. CONDITIONAL USES

The following uses are permitted in the R-5 zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Commercial Use Types

Convenience sales and personal service (see Chapter 4.5)
Home occupation, retail sales on the premises (see Chapter 4.4)

2. Residential Use Types

Group residential care facilities.

3. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-5 zoning district:

1. Residential Use Types

Single-family, duplex, and multiple-family dwellings not specified as conditional

2. Civic Use Types not specifically mentioned.

3. Commercial Use Types not specifically mentioned.

4. Agricultural Use Types

5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and permanent structures in the R-5 zone except as specifically regulated in this section. All extensions or improvements made to existing residential certified factory-built home parks made after the enactment of this ordinance shall comply with the provisions of this ordinance.

1. Site Plan and Architectural Review: Except for a bus shelter, the review shall be required prior to the establishment of, or change within, any Certified Factory-Built Home Park. *[ORD. 309 6/19/2001]*

2. Minimum Park Area: One (1) acre.

3. Unit Density: Not more than eight (8) but no less than five (5) dwelling units per acre.

4. Access and Roads:

- A. There shall be vehicular and pedestrian access to the park from a dedicated and improved street.
- B. Roads within a park shall be paved according to the following minimum standards:
 - 1. Twenty (20) feet where no on-street parking is allowed.
 - 2. Twenty-eight (28) feet where on-street parking is allowed on one side of the street.
 - 3. Thirty-six (36) feet where parking is permitted on both sides of the street.
 - 4. All private streets and ways within the park shall be built as approved by the Public Works Department.
 - 5. An additional five (5) feet from each edge of the pavement or two (2) feet from the edge of the sidewalk shall be designated as right-of-way from which setbacks are to be measured.
 - 6. When on-street parking is provided, it may substitute for the guest and second parking requirements if approved by the Planning Commission.
 - 7. All roads and streets within the park shall be named as approved by the City Planning Commission. The owner or operator of the park shall furnish, install, and maintain street signs of a type approved by the Public Works Department.

5. Services:

- A. Sewer: Every residential certified factory-built home park shall be connected to a sanitary sewer. Each space shall be provided with a connection to the sewer.
- B. Water: Every residential certified factory-built home park shall be connected to a supply of potable water for domestic use. Each space shall be provided with a connection to the water supply.
- C. Utilities: All utilities, including telephone, television, and electricity shall be installed underground throughout the park and shall be provided at each space.
- D. Fire Protection: No space shall be occupied that is not located within five-hundred (500) feet of a fire hydrant, following the street right of way. Existing spaces now located or occupied at a distance greater than five-hundred (500) feet from an approved hydrant may continue until such time as the park is expanded in size or number of spaces.

At the time of such expansion, the owner or operator of the park shall have installed one or more hydrants at locations such that no occupied space remains at a greater distance than five-hundred (500) feet, following the street right of way, from any hydrant. The Coos Bay Fire Department shall be authorized by the owner to inspect the hydrants in accordance with current standard procedures and to require periodic tests when deemed necessary. No parking shall be permitted within ten (10) feet of fire hydrants.

- E. Lighting: All roads within the park shall be lighted at night to provide a minimum of 0.35 foot-candles of illumination.

6. Open Space and Recreational Area:

- A. Minimum area: Open space shall constitute 6% of the total gross area of the park. Improved recreational areas shall have a minimum area of 8,000 square feet or 100 square feet per dwelling unit, whichever is greater.

- B. Plan: The site plan shall contain the following:

1. Boundaries of the proposed areas.
2. Written explanation of the purposes of the areas and a description of any improvements to be made.
3. Description of the manner in which the area will be perpetuated, maintained, and administered.

- C. Guarantee: The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

- 7. Landscaping: All exposed ground surface in all parts of the park shall be protected and maintained with landscaping to include plant material, paving, gravel, and/or other solid material that will prevent soil erosion, mud, and dust within the park. The ground surface in the park shall be graded and furnished with drainage facilities to drain all surface water in a safe, efficient, and sanitary manner.

- 8. Fences and Walls: A visual barrier shall be provided and maintained such as a solid fence, a concrete wall, or an approved buffer of trees or shrubs between the mobile home park and abutting properties. The barrier shall have a minimum height of six (6) feet, except the area defined as the entrance of the park where the wall may be three (3) feet for vision clearance.

9. Signs:
- A. Signs within the mobile home park shall be no larger than two (2) square feet.
 - B. The sign at the entrance identifying the park shall not advertise any limited commercial or laundry facility contained within.
10. Off-Street Parking and Loading: The provisions of the Off-Street Parking Ordinance shall apply.
11. Special Mobile Home Siting Requirements:
- A. Certified factory-built homes and parks.
 - 1. Only certified factory-built homes shall be allowed in the R-5 district.
 - 2. Residential certified factory-built home parks and units shall be required to meet all state requirements for mobile home parks.
 - 3. Recreational vehicles may be allowed in accordance with Section 2 of this chapter.
 - B. Yards: Building separation in a mobile home park for each mobile home and its accessory structures shall be in accordance with the following:
 - 1. A mobile home shall not be located closer than fifteen (15) feet from any other mobile home, closer than ten (10) feet from a park building within the mobile home park, or closer than five (5) feet from a park property boundary line or street right of way.
 - 2. To prevent the spread of fire from one mobile home to another (unless otherwise approved by the Inspecting Authority) the yard shall conform to the requirements of the Uniform Building Code.
 - C. Building height: No dwelling or accessory building shall be erected or installed with a height in excess of seventeen (17) feet.
 - D. Skirting: Mobile homes shall be skirted to provide an appearance of permanency.
 - E. Storage facilities: Each space shall have a minimum of fifty (50) square feet of totally enclosed storage space.
 - F. Accessory buildings: Accessory buildings and other similar permanent structures may be installed or erected in conjunction with a space and shall require a building permit. These structures shall be deemed to be a part of the certified factory-built home and the distance between structures set forth in Section 4(11)B.1 of this chapter.
12. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. [ORD. 309 6/19/2001]

13. Fees:

- A. Site Plan and Architectural Review filing fee.
- B. Plan check fee: As part of the Site Plan and Architectural Review, the construction plans and specifications shall be submitted for review. At this time the applicant shall pay a plan check fee which is established by resolution of the City Council. If the plans must be corrected and then rechecked, the applicant shall also pay any additional actual costs incurred.
- C. Inspection fee: The fee for the City's ongoing inspection of street and utility improvements shall be established by resolution of the City Council. This fee shall be paid by the applicant when the contract for improvements is executed. Additional inspection costs incurred by the City exceeding the initial cash advance set by resolution shall be based upon actual costs and shall be paid before the City formally accepts the public improvements. Any portion of the cash advance not expended shall be refunded to the applicant after staff determines inspection is complete. The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for review.
- D. Bond, cash, or security deposit for public improvements: A surety or performance bond, cash or negotiable security deposit approved by the Council shall be filed for the public improvements in an amount established by resolution when the contract for improvements is executed. Terms of the bond or depository discussed further in Section 13(C). The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for final determination.

14. Park Improvements:

- A. Construction plans and specifications: As part of the Site Plan and Architectural Review application, the applicant shall submit to the Public Works Department construction plans, profile and cross-section drawings, and specifications for the required utilities and streets, accompanied by a Plan Check Fee. These plans will be reviewed and the applicant will be notified in writing of compliance with city requirements or of any necessary modifications. The final drawings and specifications shall be permanently filed with the Department. A copy of the water system plans shall be submitted to Public Works by the applicant.
- B. Contract for improvements: Within forty-eight (48) months of Site Plan and Architectural Review and review of the improvement plans and specifications, but prior to the issuance of any development permits, the applicant shall be required to enter into an agreement to construct and/or improve facilities to serve the development. At the time the improvement agreement is executed, the applicant will submit the Inspection Fee and also post a performance bond, cash, or security deposit guaranteeing the completion of the contractual provisions. All contracted improvements shall be completed within twenty-four (24) months after the bond or surety is posted. If the applicant is unable to complete the improvements within two (2) years with good cause, a one-year extension may be granted by the Public Works Department. Further extensions must be approved by the Planning Commission.

- C. Bond and/or surety, cash or security deposit provisions: The assurances for completion of improvements shall be filed with the City Recorder in the non-negotiable amount established by resolution of the City Council. The bond or deposit shall:
1. Name the City as obligee.
 2. Be in a form approved by the city attorney.
 3. Be conditioned upon the final approval and acceptance of the development.
 4. Provide full warranty for the improvements for a minimum of two (2) years from the date of final acceptance by the City.
 5. Be forfeited to the City if the applicant does not complete the requirements within the agreed-upon time limit, or if the applicant has created a hazard causing imminent danger to the public health and safety within or adjacent to the development which the developer fails to correct.
 6. Cover any costs, attorney fees, and liquidation damages resulting from delay or failure to meet the deadline.
- D. Construction: Construction of improvements may begin in accordance with the agreement. During this phase of development, the applicant shall be required to prepare record drawings of all improvements. Special attention shall be given to underground utilities.
- E. Acceptance of improvements: Upon completion of the improvements the applicant shall submit record drawings to the Public Works Department of the street and sanitary/storm sewer plan profiles.

CHAPTER 2.6 RESTRICTED WATERFRONT RESIDENTIAL DISTRICT (R-W)

Section 1. INTENT

It is the intent of this section to set forth special land development regulations and review requirements on all proposed public or private development within the designated R-W areas in order to promote the following City objectives:

1. To provide essential protection to designated waterfront areas from pollution and erosion.
2. To ensure that where possible, public vehicular and/or pedestrian access to the waterfront are provided and maintained.
3. To encourage excellence of design through the best possible arrangement, location and development of permitted urban activities.
4. To encourage the concentration of multiple-family dwellings, and other dwelling unit types by clustering and/or other appropriate means in order to maintain sufficient amount of open space without prohibiting the use of the land for residential purposes.
5. To ensure that urban development will enhance and preserve of the R-W District.

Section 2. PERMITTED USES

The following uses are permitted in the R-W zoning district:

1. Residential Use Types

Accessory building
Child Care Facility (fewer than 13)
Cluster development (see Chapter 4.3)
Duplex dwelling
Multiple-family dwelling
Planned unit development (see Chapter 4.6)
Single-family dwelling, including manufactured homes which are subject to special siting standards. *[ORD. 206 2/15/94]*
Zero lot line development (see Chapter 3.5)

2. Commercial Use Types

Home occupation (see Chapter 4.4)
Tourist habitation: Bed and breakfast

Section 3. CONDITIONAL USES

The following uses are permitted in the R-W zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types

Group residential
Group residential care facility
Multiple-family dwelling, greater than 35 feet in height

2. Civic Use Types: Buildings must be residential in appearance, maintain the character of the area, and maintain yards as required in Chapter 3.5.

Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*
Community recreation
Educational service
Lodge, club, fraternal, or civic assembly
Religious assembly
Utility and service

3. Commercial Use Types

Child care facility
Convenience sales and personal service (see Chapter 4.5)
Home occupation, retail sales on the premises (see Chapter 4.4)

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-W zoning district:

1. Residential Use Types

Mobile home or recreational vehicle on an individual lot, except that unoccupied recreational vehicles may be stored provided that they are not located within a vision clearance area.

2. Civic Use Types not specifically mentioned.

3. Commercial Use Types not specifically mentioned.

4. Agricultural Use Types

5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the R-W zone except as specifically regulated in this section:

- 1. Site Plan and Architectural Review: Site Plan and Architectural Review and approval shall be required for the establishment or change of any use in the R-W district, excepting single-family units when located on individual lots and bus shelters.
- 2. Lot Standards:
 - A. Minimum area: Lot area shall not be less than that shown in Table 3.

**TABLE 3.
MINIMUM LOT AREA BY NUMBER OF UNITS (R-W)**

<u>Number of Units</u>	<u>Square Feet</u>
1	6,000
2	7,200
3	7,200 plus 1,200 for each additional

- B. Minimum width: Each lot shall have a minimum width of forty (40) feet.
- 3. Building Coverage: Maximum lot coverage shall not exceed forty-four (44) percent of the total lot area.
- 4. Building Height: No single-family, duplex or accessory building or structure shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet. Any multiple-family dwelling greater than thirty-five (35) feet in height shall require a conditional use permit.
- 5. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.7 MEDICAL PARK DISTRICT (MP)

Section 1. INTENT

The Medical Park district is included in the zoning regulations to achieve the following City objectives:

1. To encourage the centralization of Coos Bay's medical facilities.
2. To provide space for semi-public facilities needed to complement medical facilities.
3. To facilitate the establishment of the Medical Park District as an efficient regional referral center.
4. To facilitate the planning and programming of desirable and/or needed utilities and facilities to adequately accommodate planned service level and intensity of use.
5. To create an aesthetically pleasing, park-like environment conducive to the promotion of mental health and general well-being.
6. To establish and reserve appropriately located areas for desirable mixtures of medically-related professional, limited complementary commercial, administrative business offices, and medically-related multi-family residential uses.
7. To control the encroachment of medically-related facilities into established or intended residential areas.

Section 2. PERMITTED USES

The following uses are permitted in the MP zoning district:

1. Residential Use Types
Group residential care facility
2. Civic Use Types
Hospital
Utility and service - no outside storage of equipment permitted
3. Commercial Use Types
Medical service
Retail sales, general - pharmacy only

Section 3. CONDITIONAL USES

The following uses are permitted in the MP zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types

Multiple-family which is medically-related or fulfills a direct need to the district which cannot be fulfilled in other areas

2. Commercial Use Types

Child care facility

Retail sales, general - florist or gift shop only

Tourist habitation: Lodging which is medically-related or fulfills a direct need to the district which cannot be fulfilled in other areas

3. Any suitable combination of uses permitted in Sections 2 and 3 of this chapter.

4. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the MP zoning district:

1. Residential Use Types except as specifically mentioned.

2. Civic Use Types except as specifically mentioned.

3. Commercial Use Types except as specifically mentioned.

4. Agricultural Use Types

5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the MP district unless otherwise superseded by Site Plan and Architectural Review, or as specifically regulated in this section:

1. Site Plan and Architectural Review: Except for the use, bus shelter, a Site Plan and Architectural Review and approval shall be required for the establishment or change of any use in the MP district. *[ORD. 309 6/19/2001]*

2. Lot Standards:
 - A. Residential:
 1. Minimum area: Eight thousand (8,000) square feet for the first three (3) dwelling units and not more than one (1) dwelling unit per one thousand two hundred (1,200) square feet thereafter.
 2. Minimum width: Each lot shall have a minimum width of forty (40) feet.
 - B. Non-residential:
 1. Minimum area: None required.
 2. Minimum width: None required.
3. Building Coverage: Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area.
4. Building Height: No building or structure shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet unless otherwise approved through Site Plan and Architectural Review.
5. Landscaping and Screening:
 - A. Heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - B. All storage and trash areas must be enclosed and screened from public view.
6. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.8 CENTRAL COMMERCIAL DISTRICT (C-1)

Section 1. INTENT

The C-1 district is included in the zoning regulations to achieve the following City objectives:

1. A planned, unified center for the general retailing, merchandising and servicing of goods and products.
2. To provide a full range of professional, financial and governmental services and activities for the Coos Bay area and south coast region of Oregon.
3. Preserve the significance and character of the City's major commercial district and its value to the City in terms of its concentration of employment and density of development.
4. Prohibit uses which are undesirable due to such things as noise, outside storage of material, or impediment to the flow of traffic.

Section 2. PERMITTED USES

The following uses shall be permitted outright in the C-1 zoning district:

1. Residential Use Types: Family and group residential above the first floor or story

2. Civic Use Types

Administrative service
Library service and cultural exhibit
Lodge, club, fraternal, or civic assembly: Small
Postal service
Public safety service
Religious assembly: Small
Transportation service, excluding fleet storage of vehicles

3. Commercial Use Types

Animal sales and service:

Grooming

Pet Shop

[ORD. 224 2/6/96]

Automotive and equipment: Repairs, light equipment (all storage of materials and equipment, and operations, except minor repairs, within an enclosed building)

Building/property maintenance service

Business equipment sales and service

Business support service

Child care facility

Child Care Facility (fewer than 13)

Communications service

Dining establishment: Fast order food and sit-down

Drinking establishment

Financial, insurance, and real estate service

Food and beverage retail sales
Fuel sales
Funeral and interment service: Undertaking
Laundry service
Medical service
Participant sports and recreation: Indoor
Personal service, general
Professional and administrative service
Repair service, consumer
Retail sales, general, except adult book store
Spectator sports and entertainment: Indoor,
except adult movies and adult movie arcade
Tourist habitation: Lodging and Bed and breakfast

4. Industrial Use Types

Limited manufacturing (see Chapter 4.8)

Section 3. CONDITIONAL USES

The following uses are permitted in the C-1 zoning district if authorized in accordance with the provisions of Chapter 5.13:

1. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/2001]
Educational service
Lodge, club, fraternal, or civic assembly: Large
Parking service
Religious assembly: Large
Utility and service

2. Commercial Use Types

Automotive and equipment: Cleaning and Parking

3. Industrial Use Types

Manufacturing (see Chapter 4.8)

Section 4. EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the C-1 zoning district:

1. Residential Use Types, except as specifically mentioned.

2. Civic Use Types

Community recreation
Hospital

3. Commercial Use Types

Agricultural sales

Agricultural service: Auction

Animal sales and service:

Kennel

Veterinary, large animal

Veterinary, small animal

Automotive and equipment:

Fleet storage

Repairs, heavy equipment

Sales/rental, heavy equipment

Sales/rental, light equipment

Storage, nonoperating vehicles

Construction sales and service

Funeral and interment service: Cemetery, Cremating/interring

Participant sports and recreation: Outdoor

Scrap operations

Spectator sports and entertainment: Outdoor

Tourist habitation: Campground

Wholesale, storage, and distribution

[ORD. 224 02/06/96]

4. Agricultural Use Types

Animal husbandry

Animal waste processing

Food packing and processing

Horticulture

5. Industrial Use Types

Mining and processing

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development requirements shall apply to all land and structures in the C-1 district in addition to applicable standards of Chapter 3:

1. Lot Standards: No requirements.

2. Building Coverage: No requirements.

3. Building Height: No restrictions other than those imposed by the Building Code.

4. Yards: No requirements other than those imposed by the Building Code.

5. Landscaping and Screening:

A. All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.

B. All storage and trash areas must be enclosed and screened from public view.

CHAPTER 2.9 GENERAL COMMERCIAL DISTRICT (C-2)

Section 1. INTENT

The C-2 district is included in the zoning regulations to achieve the following City objectives:

1. A general commercial district providing a broad range of commercial and other services that are easily accessible to all residential areas, will promote the economic stability and future growth of the City, and will permit limited residential and industrial uses.
2. A district allowing uses and services not permitted in the Central Commercial zoning district.

Section 2. PERMITTED USES

The following uses are permitted in the C-2 zoning district:

1. Except for the use, bus shelter, all uses permitted and conditional in the C-1 zoning district.

2. Residential Use Types

Combination of permitted commercial uses with residential uses on the first floor provided that the residential use does not occupy more than 30% of the building coverage. This use is not permitted in the design area designated by Chapter 3.23.

[ORD. 302 3/6/2001]

Manufactured Home when used as a dwelling for a caretaker or watchman's quarters for a participant sports and recreational use type provided it meets all the property development requirements in Chapter 2.18, Section 5, (4) and remains accessory to a commercial use.

[ORD. 167 2/5/91]

Legally established residential use types pre-existing the adoption of this ordinance; however, in the event of destruction of structure, must be rebuilt within twelve (12) months in order to continue as residential use unless extension of time granted by Planning Commission for extenuating circumstances; and once structure is converted to another use permitted within the zone, said structure shall not revert to residential use.

[ORD. 120 3/15/88]

3. Civic Use Types

Community recreation

4. Commercial Use Types

Agricultural sales
Agricultural service

Automotive and equipment:
Fleet storage
Repairs, heavy equipment (all storage of materials and equipment, and operations, except minor repairs, within an enclosed building)
Sales/rental, heavy
Sales/rental, light
Storage, nonoperating vehicles
Construction sales and service: Light
Participant sports and recreation: Outdoor
Wholesale, storage, and distribution: Mini-warehouse

5. Agricultural Use Types

Horticulture

Section 3. CONDITIONAL USES

The following uses are permitted in the C-2 zoning district if authorized in accordance with the provisions of Chapter 5.13:

1. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/2001]

2. Commercial Use Types

Animal sales and service:
Auction, Kennel, Veterinary (large animal), and Veterinary (small animal)
Aquaculture
Construction sales and service: Heavy
Dry-land moorage
Marina
Scrap operation: Light (within an enclosed building)
Spectator sports and entertainment: Outdoor
Tourist habitation: Campground (see Chapter 4.7)
Wholesale, storage, and distribution: Light

3. Industrial Use Types

Manufacturing (see Chapter 4.8)

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the C-2 zoning district:

1. Residential Use Types, except as specifically mentioned.

2. Civic Use Types

Hospital

3. Commercial Use Types

Animal husbandry
Animal waste processing
Food packing and processing
Funeral and interment service: Cemetery, Cremating/interring
Retail sales, general, adult book store
Scrap operations: Heavy

4. Agricultural Use Types

Animal husbandry and Animal waste processing
Food packing and processing

5. Industrial Use Types: Mining and processing

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development requirements shall apply to all land and structures in the C-2 district in addition to applicable standards of Chapter 3:

1. Lot Standards: No requirements.
2. Building Coverage: No requirements.
3. Building Height: No restrictions other than those imposed by the Building Code.
4. Yards: No requirements other than those imposed by the Building Code.
5. Landscaping and Screening:
 - A. All parking areas shall be landscaped in conformance with the Off-Street Parking section.
 - B. All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - C. All storage and trash areas must be enclosed and screened from public view.
6. Architectural Design Review: Architectural design review as set forth in Chapter 5.21 may be required for development in the design area defined by Chapter 3.23. Design review approval shall be based on compliance with Chapter 3.23. [ORD. 302 3/6/2001]

CHAPTER 2.10 GENERAL INDUSTRIAL DISTRICT (G-I)

Section 1. INTENT

The G-I district is included in the zoning regulations to achieve the following City objectives:

1. A zone exclusively for industrial uses.
2. A zone designed to prevent most commercial activities from using valuable industrial property as has occurred previously in the City.
3. A zone encouraging intensive industrial uses while attempting to alleviate air, land, water, and visual pollution often associated with industrial usage.

Section 2. PERMITTED USES

1. Residential Use Types

Dwelling for caretaker, watchman, or housing directly required by the use.

2. Civic Use Types

Utility and service

3. Commercial Use Types

Scrap operation: Heavy
Wholesale, storage and distribution: Heavy

4. Agricultural Use Types

Animal waste processing
Food packing and processing

5. Industrial Use Types

Manufacturing
Mining and processing

Section 3. CONDITIONAL USES

1. Civic Use Types

Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*

Section 4. USES EXPRESSLY PROHIBITED

1. Residential Use Types except as specifically mentioned.
2. Civic Use Types except as specifically mentioned.
3. Commercial Use Types except as specifically mentioned.
4. Agricultural Use Types

Animal husbandry and Horticulture

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development requirements shall apply to all land and structures in the G-I district in addition to applicable standards of Chapter 3:

1. Site Plan and Architectural Review: Except for the use, bus shelter, a Site Plan and Architectural Review and approval shall be required for the establishment or change in any use in the G-I district. *[ORD. 309 6/19/2001]*
2. Lot Standards: No requirements.
3. Building Coverage: No requirements.
4. Building Height: No restrictions other than those imposed by the Uniform Building Code.
5. Fences and Walls: No requirements, except as may be necessary for protection of the health, safety, and general welfare of the public.
6. Landscaping and Screening:
 - A. The external perimeter of the zone shall be screened by a perpetual visual and acoustical barrier which shall be maintained by the property owner. This barrier shall be forty (40) feet wide and shall consist of:
 1. Undisturbed natural vegetation to a height of fifteen (15) feet, or
 2. At least one row of deciduous or evergreen trees or mixture of each, not less than fifteen (15) feet high at time of planting, and spaced not more than fifteen (15) feet apart, and
 3. At least one row of evergreen shrubs spaced not more than five (5) feet apart which will grow to form a continuous hedge at least five (5) feet in height within one (1) year of planting.
 4. Combination of berm and plant materials to achieve the results specified above.
 - B. Buffering or screening as visual or acoustical barriers shall not be required between internal buildings or uses within the zone in order to preserve valuable business space.

7. Noise: The noise levels shall not exceed permitted levels measured at the appropriate measuring points established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise, the owner or agent may be required to show written compliance with state regulations.
8. Byproducts: There shall be no emissions, odor, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution which exceed permitted levels or local, state, or federal regulations. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the possible pollution, the owner or agent may be required to show written compliance with state regulations.
9. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.11 INDUSTRIAL/COMMERCIAL (I-C)

Section 1. INTENT

The I-C district is included in the zoning regulations to achieve the following City objectives:

1. To provide for the retail and wholesale warehousing and distributing of goods.
2. To provide for commercial and light industrial uses which are compatible with adjacent residential and commercial uses.
3. To control heavy industrial or similar uses which present a hazard due to levels of noise, vibration, smoke, dust, or glare.

Section 2. PERMITTED USES

1. Except for the use, bus shelter, all uses permitted and conditional in the C-1 and C-2 zoning districts. *[ORD. 309 6/19/2001]*

2. Residential Use Types

Dwelling for caretaker, watchman, or housing directly required by the use.

Homeless shelter

[ORD. 293 5/2/2000]

3. Commercial Use Types

Scrap operations: Heavy (completely enclosed within a building or within a solid masonry or concrete fence or permanently-maintained solid fence each not less than six (6) feet in height)

Wholesale, storage, and distribution: Heavy

4. Agricultural Use Types

Animal waste processing

5. Industrial Use Types

Industrial and port facilities

Log storage/sorting yard

Manufacturing

Section 3. CONDITIONAL USES

The following uses shall be permitted in the I-C district if they conform with the provisions of Chapter 5.13:

1. Civic Use Types:

Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*

2. Commercial Use Types

Retail sales: General, adult book store
Spectator sports and entertainment: Indoor, adult movies and adult movie arcades

3. Agricultural Use Types: Requires Site Plan and Architectural Review and written assurance that the proposed use complies with all applicable state and federal regulations.

Food packing and processing

4. Industrial Use Types: Requires Site Plan and Architectural Review and written assurance that the proposed use complies with all applicable state and federal regulations.

Mining and processing

Section 4. USES EXPRESSLY PROHIBITED

The following uses are specifically prohibited in the I-C district:

1. Residential Use Types except as specifically mentioned.

2. Civic Use Types

Refuse service

3. Agricultural Use Types

Animal husbandry

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the I-C zoning district except as specifically regulated in this section.

1. Site Plan and Architectural Review: Except for the use, bus shelter, uses listed as permitted and conditionally permitted in the C-1 zone, and uses permitted in the C-2 zone, a Site Plan and Architectural Review and approval shall be required for the establishment, intensification, or major remodeling of any use in the I-C district if the use is within four hundred (400) feet of any residentially zoned property as measured from its external property boundaries. *[ORD. 309 6/19/2001]*
2. Lot Standards: No requirements.
3. Building Coverage: No requirements.
4. Building Height: No restrictions other than those imposed by the Building Code.
5. Fences and Walls: No requirements, except as may be necessary for protection of the health, safety, and general welfare of the public.
6. Yards: No requirements.
7. Landscaping and Screening:
 - A. All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - B. All storage and trash areas must be enclosed and screened from public view.
8. Noise: The noise level shall not exceed permitted levels measured at the appropriate measuring points established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise, the owner or agent may be required to show written compliance with state regulations.
9. Byproducts: There shall be no emissions, odor, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution which exceeds permitted levels of local, state, or federal regulations. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about possible pollution, the owner or agent may be required to show written compliance with state regulations.

CHAPTER 2.12 WATERFRONT INDUSTRIAL DISTRICT (W-I)

Section 1. INTENT

The W-I district is included in the zoning regulations to achieve the following City objectives:

1. To reserve the waterfront for uses which require water access for successful operation.
2. To support the economic well-being and stability of the City's maritime economy.
3. To preserve lands determined to be exceptionally suited for water-dependent and water-related uses.

Section 2. USES

The uses which are permitted, conditional, or prohibited shall be regulated by the Coos Bay Estuary Management Plan.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations, shall apply to all land and structures in the W-I zoning district except as specifically regulated in this section.

1. Special Permits
 - A. It shall be the responsibility of the applicant to acquire other permits required by local, state and federal agencies prior to the issuance of a building permit by the City.
 - B. Site Plan and Architectural Review and approval shall be required for the establishment, intensification, or major remodeling of any use in the W-I district if the use is within four hundred (400) feet of any residentially zoned property as measured from its external property boundaries.
2. Lot Standards
 - A. Minimum area: No requirements.
 - B. Minimum width: No requirements.
3. Building Coverage: No requirements.
4. Building Height: No requirements.
5. Fences and Walls: No requirements, except to protect the health, safety, and general welfare of the public.

6. Landscaping and Screening:
 - A. All heating and air handling equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - B. All storage and trash areas must be enclosed and screened from public view.
7. Utilities: When practical, utilities such as power lines, telephone line, and television cable shall be installed in underground conduits and approved by the Public Works Department.
8. Byproducts: There shall be no emissions, odor, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution which exceeds permitted levels of local, state, or federal regulations. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the possible pollution, the owner or agent may be required to show written compliance with state regulations.
9. Noise: The noise level shall not exceed permitted levels measured at the appropriate measuring points established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise, the owner or agent may be required to show written compliance with state regulations.

CHAPTER 2.13 PARK/CEMETERY DISTRICT (QP-1)

Section 1. INTENT

The QP-1 district is included in the zoning regulations to achieve the following City objectives:

1. Set aside lands to be used as open space and/or for recreational facilities that will serve all residents of the City.
2. Ensure the aesthetic development of all facilities and amenities including structures, access, parking, trails and paths, and landscaping.
3. Promote the placement of parks in locations convenient for use and promote the multi-purpose use of these areas.

Section 2. PERMITTED USES

The following uses are permitted in the QP-1 zoning district:

1. Civic Use Types
Community recreation
Parking service
2. Commercial Use Types
Funeral and interment services: cemetery
3. Other Related Uses

Section 3. CONDITIONAL USES

The following uses shall be permitted in the QP-1 district if they conform with the provisions of Chapter 5.13:

1. Residential Use Types
Single-family dwelling--only in conjunction with a permitted use
2. Civic Use Types
Administrative service
Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*
3. Commercial Use Types
Dining establishments--only in conjunction with a permitted use

Section 4. USES EXPRESSLY PROHIBITED

All non-related uses.

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development standards shall apply to all land and structures in the QP-1 district:

1. Site Plan and Architectural Review: Except for the use, bus shelter, this review and approval shall be required prior to the construction of all buildings designed for public use, and also for major improvements, large scale landscaping plans, and trail/path systems in the parks. *[ORD. 309 6/19/2001]*

2. Building Height: No building shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet in height.

3. Riparian Vegetation:
 - A. Riparian vegetation surrounding Empire Lakes is considered significant habitat in the comprehensive plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.

 - B. Water access, trails/paths, picnicking areas, or other recreation uses may be permitted if the activities are part of a master plan for the park, and if they constitute no more than a 20% cumulative reduction in the total vegetation surrounding the lake within the zoning designation.

 - C. The riparian vegetation along the shoreline in the Eastside area will be protected based on Policy 23 of the Coos Bay Estuary Management Plan. *[ORD. 269 1/7/1999]*

4. Yards: There are no yard requirements for the use, bus shelter, other than those imposed by Building Codes. *[ORD. 309 6/19/2001]*

CHAPTER 2.14 WATERSHED DISTRICT (QP-2)

Section 1. INTENT

The QP-2 district is included in the zoning regulations to preserve and protect lands providing the City's water supply.

Section 2. PERMITTED USES

Only uses related to the operation and maintenance of the water system.

Civic Uses authorized by the Coos Bay North Bend Water Board may also be allowed on property within the Watershed (QP-2) zone provided the use takes place on property that does not directly drain into Upper or Lower Pony Creek Reservoir. However, the use will be subject to a Site Plan and Architectural Review (see Chapter 5.11). *[ORD. 202 10/19/93]*

Section 3. CONDITIONAL USES None

Section 4. USES EXPRESSLY PROHIBITED All other uses

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development standards shall apply to all land and structures in the QP-2 district:

1. Site Plan and Architectural Review: This review shall be required prior to the establishment or change of any structure which is accessible to the public in the QP-2 zoning district.
2. Building Height: No building shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet.
3. Riparian Vegetation:
 - A. Riparian vegetation surrounding Upper and Lower Pony Creek Reservoir is considered significant habitat in the comprehensive plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.
 - B. Water access, road, and timber management activities may be permitted if they are part of a master plan for the watershed and forest management program, and if they comply with Oregon Forest Practice Rules.

CHAPTER 2.15 PUBLIC EDUCATIONAL FACILITIES (QP-3)

Section 1. INTENT

The QP-3 district is included in the zoning regulations to achieve the following City objectives:

1. Set aside developed and undeveloped lands used or suitable for public educational facilities.
2. Ensure that development of this property is compatible with uses in surrounding districts.

Section 2. PERMITTED USES

The following uses are permitted in the QP-3 zoning district:

1. Civic Use Types
Educational service and related offices
2. Other Related Uses

Section 3. CONDITIONAL USES

The following uses shall be permitted in the QP-3 district if they conform with the provisions of Chapter 5.13:

1. Residential Use Types
Single-family dwelling, only in conjunction with a permitted use
2. Civic Use Types
Bus shelter (Administrative Conditional Use, see Chapter 5.13) *[ORD. 309 6/19/2001]*

Section 4. USES EXPRESSLY PROHIBITED

All non-related uses

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development standards shall apply to all land and structures in the QP-3 district:

1. Site Plan and Architectural Review: Except for the use, bus shelter, this review and approval shall be required prior to construction of all buildings and other facilities designed for public use, and for major improvements. *[ORD. 309 6/19/2001]*
2. Property Development Standards: Property development standards of the dominant surrounding zoning district shall apply, when appropriate.

3 Riparian Vegetation:

- A. Riparian vegetation surrounding Empire Lakes is considered significant habitat in the comprehensive plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.
- B. Water access, trails/paths, picnicking areas, or other recreational and educational uses may be permitted if the activities are part of a master plan for the college campus, and if they constitute no more than 20% cumulative reduction in the total vegetation surrounding the lake within the zoning designation

CHAPTER 2.16 TRANSPORTATION FACILITIES (QP-4)

Section 1. INTENT

The QP-4 district is included in the zoning regulations to achieve the following City objectives:

1. Set aside land for future air transportation needs.
2. Provide for uses during the interim which will not preempt the long-range plans for the area.

Section 2. PERMITTED USES

The uses which are permitted, conditional, or prohibited shall be regulated by the Coos Bay Estuary Management Plan.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS

No other special property development requirements shall apply to land and structures in this district other than the applicable standards of Chapter

CHAPTER 2.17 BUFFER DISTRICT (QP-5)

Section 1. INTENT

The QP-5 district is included in the zoning regulations to achieve the following objectives:

1. To serve as a buffer between industrial uses and residential zones east of Isthmus Slough.
2. To protect estuarine habitat areas from conflicting uses around the W-shaped marsh.
3. To reserve the spoils islands east of the deep-draft channel for spoils disposal and low intensity recreational use and habitat protection.

Section 2. PERMITTED USES

For the QP-5 district bordering the W-shaped marsh and for the spoils islands east of the deep-draft channel, uses which are permitted shall be regulated by the Coos Bay Estuary Management Plan. For remaining QP-5 districts, the following uses are permitted:

1. Residential Use Types only on extension of adjacent R-1 or R-2 districts.
2. Civic Use Types

Community recreation - non-vehicular outdoor recreation only, except for bike paths
Open space
Utility and service - easements only

Section 3. CONDITIONAL USES

For the QP-5 district bordering the W-shaped marsh and for the spoils islands east of the deep-draft channel, uses which are conditional shall be regulated by the Coos Bay Estuary Management Plan. For remaining QP-5 districts, the following uses are permitted if authorized in accordance with the requirements of Chapter 5.13:

1. Civic Use Types

Public facilities
Auxiliary recreation structures

Section 4. USES EXPRESSLY PROHIBITED

All uses not related to the permitted or conditional uses for each district are prohibited.

Section 5. LIMITATIONS ON USE

The only street crossing allowed in the QP-5 district will be the extension of 6th Avenue.

Section 6. PROPERTY DEVELOPMENT REQUIREMENTS

1. Lot Standards: No requirements.
2. Building Coverage: No requirements.
3. Building Height: No building shall have a height greater than two (2) stories, not to exceed twenty-eight (28) feet in height.
4. Yards: No requirements.

CHAPTER 2.18 SINGLE-FAMILY, DUPLEX RESIDENTIAL, AND CERTIFIED FACTORY BUILT HOME DISTRICT (R- 6)

Section 1. INTENT

The R-6 zone is included in the zoning regulations to achieve the following City objectives:

1. To reserve appropriately located areas for single-family, duplex and manufactured home family living at population densities consistent with the comprehensive plan and sound standards of public health and safety.
2. To provide space for semi-public facilities needed to serve urban residential areas and for institutions that require a residential environment.
3. To facilitate the provisions of utility services and other public facilities commensurate with the anticipated population densities and service requirements.

Section 2. PERMITTED USES

The following uses are permitted in an R-6 zoning district:

1. Residential Use Types

Accessory building
Cluster development (see Chapter 4.3)
Duplex dwelling and Single-family dwelling
Zero lot line development (see Chapter 3.5)
Certified Factory-Built Home: Manufactured Home which conforms to the development requirements in Section 5 of this chapter.

2. Commercial Use Types: Home occupation (see Chapter 4.4)

Section 3. CONDITIONAL USES

The following uses are permitted in the R-6 zoning district if authorized in accordance with the requirements of Chapter 5.13:

1. Residential Use Types

Accessory apartment (see Chapter 4.2)
Group residential care facility
Planned unit development (see Chapter 4.6)

2. Civic Use Types: Buildings must be residential in appearance, maintain the character of the area, and maintain yards as required by Chapter 3.5.

Administrative service

Bus shelter (Administrative Conditional Use, see Chapter 5.13) [ORD. 309 6/19/2001]

Community recreation

Educational service

Library service and cultural exhibit

Lodge, club, fraternal, or civic assembly

Public safety service

Religious assembly

Utility and service - no outside storage of equipment

3. Commercial Use Types

Child care facility

Convenience sales and personal service

Home occupation, retail sales on premises (see Chapter 4.4)

Tourist habitation: Bed and breakfast

Section 4. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the R-6 zoning district:

1. Residential Use Types

Certified Factory-Built Homes which are defined as a residential trailer or a mobile home in Chapter 1.8 (see Certified Factory-Built Home) unless otherwise allowed under a temporary use permit.

Group residential and Multiple-family dwelling

Recreational vehicles, except that unoccupied recreational vehicles may be stored provided they are not located within a vision clearance area.

2. Civic Use Types not specifically mentioned.
3. Commercial Use Types not specifically mentioned.
4. Agricultural Use Types
5. Industrial Use Types

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

The standards of Article 3, General Development Standards and Regulations shall apply to all land and structures in the R-6 zone except as specifically regulated in this section.

1. Lot Standards
 - A. Minimum area: Five thousand (5,000) square feet for each single-family dwelling unit, and seven thousand (7,000) square feet for each duplex.
 - B. Minimum width: Forty (40) feet.
2. Building Coverage: Maximum lot coverage shall not exceed forty (40) percent of the total lot area.
3. Building Height: No building or structure shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet.
4. Certified Factory-Built Homes: All Certified Factory-Built Homes which meet the definition of manufactured home pursuant to Chapter 1.8 may be located within the R-6 zone provided they conform to the following standards:
 - A. Exterior Design
 1. The unit must be multi-sectional and enclose a space of not less than 960 square feet.
 2. The manufactured home shall have a sloping roof within a minimum 3:12 pitch.
 3. Have conventional siding which does not consist of untextured metallic sheeting.
 - B. Removal of Towing Equipment

All towing hitches, wheels, running lights and other towing related equipment shall be removed within thirty (30) days after the installation of the unit.
 - C. Foundations
 1. All foundations shall be constructed to conform to the structural specifications of Oregon Administrative Rules, Chapter 814. In addition to said structural specifications, the perimeter of each unit shall have a wall of concrete or concrete masonry construction extending from the ground upwards to the underside perimeter of the mobile home. Said wall shall be trimmed at the meeting of the wall with the unit to approximate the appearance of a concrete foundation meeting the requirement of the State of Oregon Structural Specialty Code. The perimeter wall must be completed within 30 days from the date of installation.

2. The unit shall be set into an excavated area such that no more than twelve (12) inches of the perimeter wall is exposed above grade; or, on a slope, no more than twelve (12) inches may be exposed on the uphill side. Such an excavated area shall be adequately drained as provided by the State of Oregon Structural Specialty Code.

The twelve (12) inch requirement does not apply to units within the 100 year floodplain.

3. Each unit will conform with Oregon Manufactured Home Installation Standards as required by the Building Official. *[ORD. 164 8/7/1990]*

5. Yards: There are no yard requirements for the use, bus shelter, except as imposed by Building Codes. *[ORD. 309 6/19/2001]*

Section 1. INTENT

The WH district is created to achieve the following objectives:

1. To diversify the local economy.
2. To preserve the City's historical waterfront and guide private and public development in a direction that strengthens a relationship to that setting.
3. To guide the construction of private and public improvements to evoke historic architectural styles which existed in the Coos Bay area between the 1870s and the 1920s.
4. To provide for a mix of uses and improvements that include:
 - A. Existing waterfront industrial uses;
 - B. New water-oriented, water-related and non-water-related service businesses;
 - C. Amenities and attractions which encourage public access to and enjoyment of the waterfront; and
 - D. Urban residential opportunities.
 - E. Non-water-dependent industrial uses.
5. To provide an opportunity to reclaim the City's waterfront heritage and express pride in our past and present by redevelopment which evokes, but does not necessarily duplicate, the appearance of the early days of Euro-American settlement.
6. To promote physical, cultural and commercial links among Front Street, the Boardwalk and the Downtown core area.

Section 2. WH ZONING SUBDISTRICTS

The WH District shall be made up of three zoning subdistricts defined as follows:

1. WH-1, Core Area: The area bounded by Alder Avenue to the south, US 101 (North Bayshore) to the west, Date Avenue to the north and the Coos Bay waterway to the east.
2. WH-2, Transition Area: The area bounded by Commercial Avenue to the south, US 101 (North Bayshore) to the west, Fir Avenue to the north, and the Coos Bay waterway to the east, except that area defined as WH-1.
3. WH-3, Central Dock Area: The area bounded by Fir Avenue on the south, US 101 to the west, Ivy Avenue to the north and the Coos Bay waterway to the east.

Section 3. PERMITTED USES

The following are permitted uses in the WH District.

1. For those areas lying east of Front Street, including the WH-3 subdistrict, all commercial, industrial, and civic uses which are water-dependent or water-related are permitted as allowed by the Coos Bay Estuary Management Plan.
2. Uses which are not water-dependent or water-related are permitted as set forth in Table 3a.

Section 4. CONDITIONAL USES

The following uses are permitted in the WH District if authorized in accordance with the provisions of Chapter 5.13:

1. Civic Use Types
Bus shelter (Administrative Conditional Use, See Chapter 5.13) [ORD. 309 6/19/2001]
2. Commercial Use Types
Business equipment sales and service
Repair service: consumer
Tourist habitation: Waterfront Inn, WH-2 and WH-3 subdistricts only
3. Industrial Use Types
Manufacturing, WH-3 subdistrict only
4. Agricultural Use Types
Horticulture

Table 3a

Use	WH-1 Core Area		WH-2 Transition Area		WH-3 Central Dock Area	
	Ground Level	Upper Level	Ground Level	Upper Level	Ground Level	Upper Level
Residential Uses						
Condominium		X		X	X	X
Dwelling		X		X		X
Dwelling, Duplex		X		X		X
Dwelling, Multi-family		X		X		X
Row Houses			X	X	X	X
Civic Uses						
Administrative Service		X	X	X	X	X
Community Recreation	X	X	X	X	X	X
Library Service and Cultural Exhibit	X	X	X	X	X	X
Lodge, Club, Fraternal or Civic Assembly - Small and Large		X		X		X
Public Safety Service	X	X	X	X	X	X
Visitor Information Center	X		X		X	X
Commercial Uses						
Business Support Service		X	X	X	X	X
Child Care Facility (fewer than 13), accessory to permitted use		X	X	X	X	X
Clinic		X		X		X
Convenience Sales and Personal Services	X	X	X	X	X	X
Dining Establishments: Fast Order Food and Sit-Down	X	X	X	X	X	X
Farmer's Market/Fish Market	X	X	X	X	X	X

Use	WH-1 Core Area		WH-2 Transition Area		WH-3 Central Dock Area	
	Ground Level	Upper Level	Ground Level	Upper Level	Ground Level	Upper Level
Commercial Uses (Continued)						
Financial, Insurance and Real Estate Services	X	X	X	X	X	X
Food and Beverage Retail Sales	X	X	X	X	X	X
Fuel Sales - Marine	X		X		X	
Galleries	X	X	X	X	X	X
Manufacturing, limited, which provides public viewing of on-site production and retail sales of finished products	X	X	X	X	X	X
Market Place Retail Sales	X	X	X	X	X	X
Parking Services: Prohibited east of Front St. except in WH-3	X	X	X	X	X	X
Participant Sports and Recreation: Indoor and Outdoor	X	X	X	X	X	X
Personal Services: General	X	X	X	X	X	X
Postal Service	X		X		X	
Professional and Administrative Services	X	X	X	X	X	X
Retail Sales: General (Less than 10,000 sq. ft. building)	X	X	X	X	X	X
Spectator Sports and Entertainment: Indoor and Outdoor	X	X	X	X	X	X
Tourist Habitation: Waterfront Heritage Bed and Breakfast	X	X	X	X	X	X
Transportation Service: Rail and Marine only	X	X	X	X	X	X
Watercraft Sales/Rentals	X		X		X	

Section 5. USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the WH District.

1. Civic Use Types

Educational service

2. Commercial Use Types

Automobile and equipment:

Cleaning

Fleet storage

Repairs-light and heavy equipment

Sales/Rental-light and heavy equipment, except boats

Storage-nonoperating vehicles

Agricultural sales/services

Building/Property maintenance service

Fuel sales, other than marine

Transportation services, except rail and marine

Section 6. PRE-EXISTING USES

Notwithstanding Chapter 1.5, uses legally established on May 1, 2001, the date the WH District was established, which would not otherwise be permitted in the WH District, are deemed to be pre-existing uses and are allowed to continue on the same lot(s) or parcel(s), subject to the provisions of this section.

1. Changes and/or expansion

A. Any pre-existing use which is changed to a permitted use shall not afterwards be changed back to the pre-existing use.

B. A pre-existing use may be expanded and/or altered on the same lot. Expansion and/or alteration of improvements housing a pre-existing use may occur on the same lot(s) or parcel(s), provided improvements connected with such expansion and/or alteration conform to the property development requirements of Section 7 which includes design review standards. However, additional or different uses, not permitted by the WH District, are not allowed.

2. Discontinuation: If a pre-existing non-water-dependent or water-related use is discontinued for a period of twelve consecutive months, the use shall not be re-established. Further uses on the premises shall be in conformity with the provisions of this Chapter.

3. Restoration: An improvement housing a pre-existing use which is damaged by fire, natural disaster, or other casualty may be restored to its previous condition and the pre-existing use resumed, provided such restoration is commenced within a period of one-hundred eighty (180) days after the event constituting the casualty. This limitation may be waived or extended by the Community Services Director by filing a request not more than 160 days after the event constituting the casualty upon a showing of good cause by the owner. A decision by the Community Services Director may be appealed to the Planning Commission pursuant to Chapter 5.4.

4. Maintenance: Nothing in this Chapter shall be construed to prohibit normal repair, maintenance, and nonstructural alterations, nor the alteration, strengthening, or restoration of any improvement housing a pre-existing use to safe condition as required by law.

Section 7. PROPERTY DEVELOPMENT REQUIREMENTS

The following property development requirements shall apply to all land and improvements in the WH District.

1. For property adjacent to the waterfront, primary ground level uses that are not water-dependent or water-related and are permitted or conditionally permitted in the WH zone shall be allowed, provided the following standards are met:
 - A. Commercial or civic uses are water-oriented and provide goods and services to the general public.
 - B. Except for non-water-dependent industrial uses in WH-3 subdistrict.
 1. A structure on the land abutting the waterfront provides a view of the water from the interior of the building.
 2. At least one (1) pedestrian access point to the waterfront is encouraged for each structure.
 - C. Row houses are exempt from the standards in this subsection in the WH-2 and WH-3 Zoning subdistricts.
2. Architectural Design Review: Architectural design review as set forth in Chapter 5.21 shall be required for all development. For the purposes of this chapter, development is defined as any new structure or an extension or increase in floor area or height of an existing structure, or change to the style, signage, color, window (size/pattern/material), siding or detailing on the exterior of any existing building.
 - A. Existing water-dependent/water-related uses established on May 1, 2001, the date this provision is adopted, are exempt from the architectural design review. Architectural design proposals must comply with Section 8.
 - B. The provisions of this chapter shall not prevent construction, reconstruction, alteration, restoration, demolition or removal of any building or portion of a building when the Building Official or Fire Marshal determines that such an emergency action is required for the public safety due to an unsafe or dangerous condition.
 - C. Ordinary maintenance or repair of the exterior of a structure that does not involve a change in design, or external appearance is exempt from design review. Similar or like materials must be used for the maintenance or repair.
 - D. The color of paint or stain to be applied to the exterior of the building, is a ministerial decision to be made by the Community Services Director or his/her designee. The proposed colors must be from, or similar to, the Community Services Historical Color Palette, located in the Community Services Department.

In a 12-month period, if less than 10% of the paintable wall area is to be covered with the buildings' existing paint color or stain, approval of the color is not necessary.

3. Lot Standards:

- A. Minimum lot width: Each lot shall have a minimum width of twenty-five (25) feet.
- B. Minimum lot area: Each lot shall have a minimum lot area of 2,000 square feet.

4. Building Coverage: No minimum requirement.

5. Building Height:

- A. WH-1 and WH-2 Zoning Subdistricts: All buildings or structures shall be no more than three (3) stories or 35 feet in height, whichever is lower.
- B. WH-3 Zoning Subdistrict: No building or structure shall be greater than four (4) stories, or sixty (60) feet in height, whichever is lower.

6. Yards: Except for a bus shelter, the setback from a property line abutting Front Street shall be not more than two (2) feet from the edge of the public right-of-way except that up to 25% of the facade may be set back a maximum distance of ten (10) feet. There are no side yard or waterfront setback requirements.

Structures on other streets in the WH District have no setback requirements other than those imposed under state or local building codes.

7. Fences and Walls: Where fences or walls are used to reduce noise, provide security, create privacy, or for any other purpose, a pedestrian scale along the street shall be maintained. Techniques used to maintain a pedestrian scale may include, but are not limited to, the following:

- A. Small setbacks, indentations, stepped fence heights, or other means of breaking up the fence or wall surface and heights;
- B. Different textures, colors, or materials (including landscape materials) to break up the wall surface; or
- C. Special lighting, canopies, awnings, horizontal trellises and other pedestrian oriented features that break up the size of the blank wall surface.

8. Parking:

- A. WH-1 and WH-2 Zoning subdistricts: Off-street parking is not required except in WH-2 for the conditionally permitted use, Tourist Habitation: Waterfront Inn. All off-street parking, if provided, shall be on the interiors of lots or behind buildings, to the maximum extent practicable and in accordance with Chapter 3.15. Off-street parking should be as unobtrusive as possible and screened in such a manner so that it is not visible from adjacent streets or public pedestrian walkways.

- B. WH-3 Zoning subdistrict: Off-street parking shall be provided in accordance with Chapter 3.15.
9. Screening: Mechanical equipment, outdoor storage areas, utility vaults, trash receptacles and satellite dishes or other mobile communications equipment shall be screened in a manner so that they are not visible from adjacent streets, public pedestrian walkways, or the water.

Satellite dishes and mobile communications cell sites should be ground or wall-mounted unless technically infeasible. The dish/antenna should be screened and located in such a manner so as to reduce visibility from adjacent roadways and pedestrian ways.
 10. Utility Lines: Utility lines, including, but not limited to, those used for electricity, communications, street lighting and cable television, shall be placed underground for new construction or major remodeling. The Design Review Board may waive the requirements if topographical, soil or other conditions make such underground installation or screening of above ground equipment impracticable.
 11. All uses within the WH District which are served by Alder, Birch, Cedar, Date and Fir Streets are encouraged to use these streets for vehicular ingress and egress. Curb openings onto Front Street and North Bayshore Drive are discouraged.
 12. Drive-through windows are prohibited.
 13. All development shall provide adequately sized trash receptacles, screened from public view.
 14. Decks and Docks:
 - A. WH-1 Zoning Subdistrict: Owners of improvements along the Coos Bay waterfront between Alder Street and Date Street shall be encouraged to participate with the City and adjacent property owners in the development of a dock street to provide public access to the waterfront and water-oriented uses for pedestrians, emergency and service vehicles, and other community oriented uses. Design specifications shall be in accordance with Section 8.
 - B. WH-2 and WH-3 Zoning Subdistricts: Public access to the waterfront shall be encouraged.
 15. Landowners shall sign a waiver of remonstrance against the creation of any local improvement districts if the improvements are part of a project adopted by the Urban Renewal Agency.
 16. Trip Analysis: For the purposes of this section, a trip analysis is a study or report that specifies the ADT (average daily traffic) for a use.
 - A. Prior to allowing any use, or the expansion of a use, in the area comprised of subdistrict WH-3 and the portion of subdistricts WH-1 and WH-2 lying east of Front Street, it is necessary to ensure that the cumulative ADT generated in this area *only*, by existing uses and the proposed use, does not exceed a total 8,000 ADT.

- B.
 - 1. The applicant, must complete a trip analysis demonstrating the change in the current ADT due to the proposal and compute the cumulative ADT using one of the following methods:
 - a. Retain a professional engineer with expertise in traffic or transportation engineering;
 - b. Trip generation figures for similar uses based on the latest edition of the publication, "Trip Generation" by the Institute of Transportation Engineers (ITE Manual); or
 - c. Compute the average daily trips using a minimum of three (3) sites with the same type and size of activity as proposed.
 - 2. The Community Services Director may require a particular computation method upon determining that the development may have a substantial impact on the average daily trips to ensure the most reliable projections of impacts will be obtained.
 - C. A copy of the analysis and cumulative figures shall be sent to the Oregon Department of Transportation, Region 3, which will have 10 days to respond to the city in writing before approval may be granted.
 - D. The 8,000 ADT limitation for the area shall be removed or modified only in accordance with OAR 660-012-0060.
17. For non-water-dependent manufacturing in the WH-3 subdistrict, development must be oriented on the site to minimize adverse impacts and to protect the privacy of adjacent uses to the maximum extent possible.
- A. Manufacturing operations must be conducted in completely enclosed buildings;
 - B. The city may require landscaping, walls or other buffering to mitigate adverse noise, light, glare, and aesthetic impacts to adjacent properties;
 - C. Mechanical equipment, lights, emissions, shipping/receiving area, and other components of an industrial use that are outside enclosed buildings, shall be located away from other non-industrial uses to the maximum extent possible; elements listed in 17(B) may also be subject to this requirement;
 - D. Uses which are likely to create significant adverse impacts beyond the industrial site property boundaries with respect to noise, light/glare, dust, or vibrations shall minimize the impacts to the maximum extent possible. The following criteria shall be used to determine whether or not the adverse impacts of a use are likely to be "significant".
 - 1. Noise: Noise levels exceed the level typical of the area.
 - 2. Light/Glare: Light/glare levels exceed the level typical of the area, exclusive of highway lighting.

3. Dust and/or Exhaust: Dust and/or exhaust emissions from the development exceeds dust, smoke, noxious odors or exhaust levels typical of the surrounding area, or levels that existed prior to the development.
4. Vibration: Vibration (e.g., from mechanical equipment) exceeds typical levels (i.e., from adjacent roadways and existing land uses in the surrounding area).

Section 8. ARCHITECTURAL DESIGN

1. Intent

The intent of the architectural design review goals and standards is to insure that proposals for construction of new structures and for major remodeling of existing structures evoke the appearance of the prevailing architectural styles of the buildings in the WH District as they might have existed if constructed between the 1870s to the 1920s. For the purposes of this Section, these styles are referred to as the “designated historic styles.” “Historical Buildings of Empire and Front Street”, a notebook of photographs from the historical time period, is available for review at the Department of Community Services, Planning Division.

2. Architectural Design Review Goals and Standards

In order to be approved, a design proposal must comply with both the architectural design review goals and standards.

- A. Architectural design review goals are the conceptual framework establishing the underlying objectives to be achieved by new development and modifications to existing development in the district. Architectural design review standards are the approval criteria developed to implement these architectural design review goals and used to review new development and modifications to existing development. Adherence to the architectural design review standards ensures the conservation and enhancement of the special characteristics of each district.
- B. Architectural design review standards are mandatory approval criteria used in the design review process. A design review application will be approved if the review body finds the applicant has shown the proposal complies with the architectural design review standards, provided, however, one or more of the guidelines may be waived as part of the design review process if the applicant can demonstrate that the proposal satisfies the architectural design review goals for the district.
- C. The factors which will be used in the evaluation process include architectural style of the proposal; compatibility with scenic values and architectural resources in the district; design quality, structural placement, dimensions; height; bulk; lot coverage by structures; exterior appearance of the building; open areas; and landscaping.

3. Architectural Design Review Goals

- A. Building Design - Massing: Massing is defined as a composition of 2-dimensional shapes or 3-dimensional volumes which gives the impression of weight, density and bulk. If the following architectural design review goals are met in the architectural design of development acceptable massing may be accomplished.
1. Design should result in buildings with a perceived size that maintains a human scale that is comfortable and attractive for pedestrians.
 2. Design should result in a quality street environment that is attractive to pedestrians and development.
 3. Buildings of special historic significance and merit should be preserved. Maintain or restore as many of the proportions, dimensions and architectural details of historical significance which were original or added to the building during the designated historic period.
 4. New or remodeled structures abutting or directly across from buildings that have been identified as historic should be designed so as to preserve, and not detract from the historic context and merit of the building.
 5. Buildings should have consistent visual identity from all sides visible to the general public.
- B. Building Design - Articulation: Articulation is defined as the emphasis given to architectural elements (such as, windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. If the following architectural design review goals are met in the architectural design of development acceptable articulation may be accomplished:
1. The pattern and proportion of doors and windows should be similar to existing historic buildings in the WH District, and/or evoke the designated historic styles.
 2. Finish materials, details and colors should evoke the designated historic styles.
- C. Signage: Design for signs should emulate signage that existed during the designated historic period.

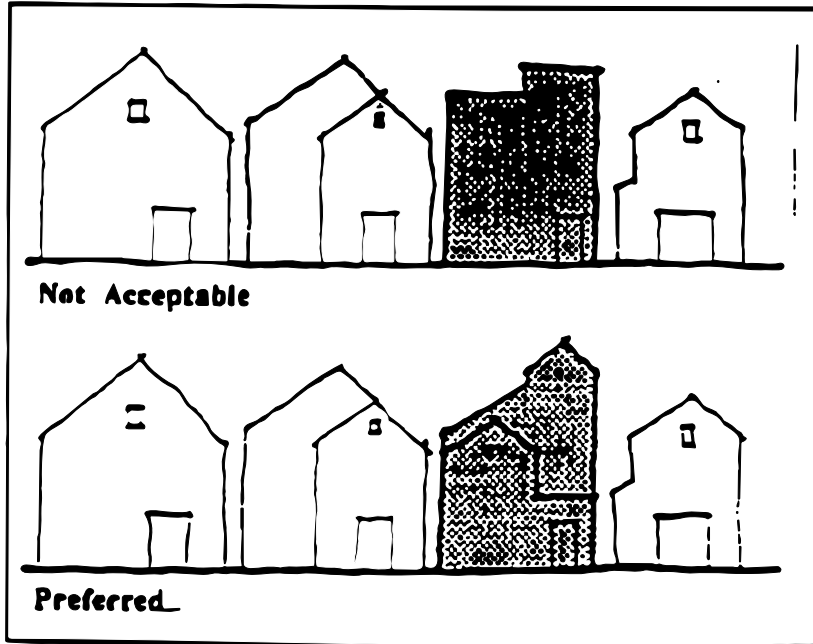
4. Architectural Design Review Standards

The purpose of these architectural design review standards, along with the notebook, "Historical Buildings of Empire and Front Street", is to serve as a resource for designing development that will satisfy the architectural design review goals for the WH District. Design proposals may be approved if the following architectural design review standards are met in the architectural design of development.

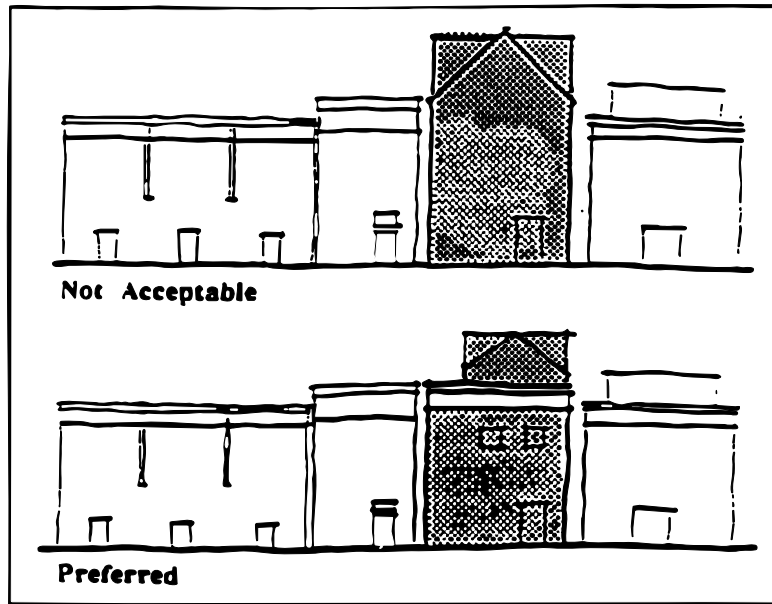
A. Building Design - Massing

1. Use articulation on either new or existing building facades to reduce the bulk of buildings. Methods include, but are not limited to, the following:
 - a. Modulation;
 - b. Broken rooflines; or
 - c. Building elements such as balconies, chimneys, porches or other entry details, and landscaping.
2. Use architectural features such as cornices or other details that lower the apparent height of the building.
3. Place display windows at the street level around the exterior of larger commercial buildings.

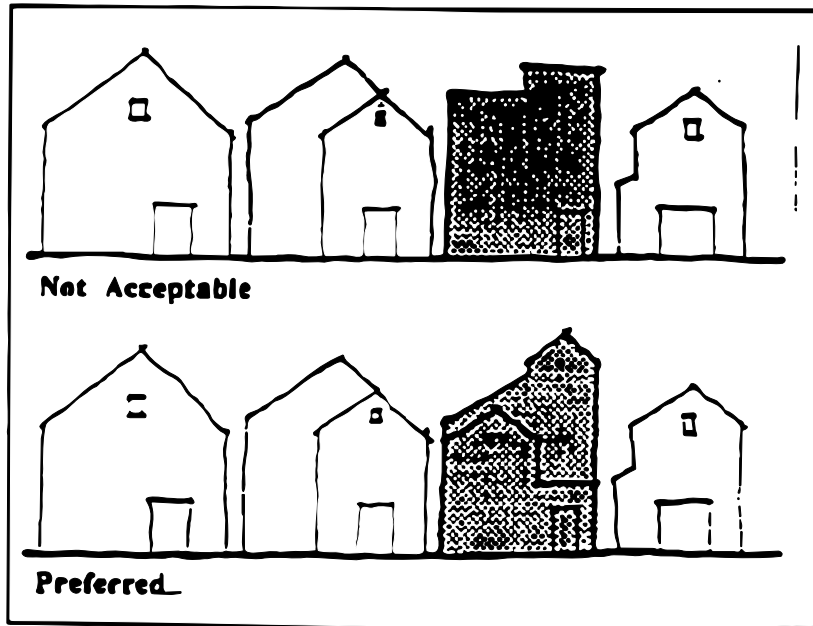
The pattern and proportion of windows, doors and other glazed areas is important in determining the buildings architectural character.



Rooflines can reinforce the architectural character of a street.



Architectural features like cornices can relate to adjacent buildings, lowering the apparent, conflicting height of the building.



4. The front elevation of large structures should be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, the front elevation should be divided into distinct areas by:
 - a. Creating a bay window or other building extensions of at least one foot or more from the main structure;
 - b. Creating a roof pediment that is the full width of the structure; or
 - c. Setting part of the facade back one or more feet from the rest of the facade.

5. For existing buildings of historic significance (In the WH District these buildings are the Marshfield Sun at 1049 North Front Street, the Coos Bay Iron Works at 896 North Front Street and the Cahill building, formerly Ferguson Transfer, 318 North Front Street):
 - a. Restore or retain as many historic features as possible;
 - b. Maintain or restore original proportions, dimensions and architectural elements;
 - c. Select paint and material colors which are historically accurate, coordinate the entire facade, and do not conflict with adjacent buildings; and
 - d. Consult available historical resources such as the Coos Historical Society, private historians or photographic archives.

6. At locations abutting or adjacent to buildings of historical significance:
 - a. Use a roofline that emulates the historic building;
 - b. Use doors, windows, materials and details similar to the historic building; and
 - c. Break up the building facade using articulation which reflects the scale and proportions of the historic building.
7. Continue exterior materials, architectural detailing, and color scheme around all sides of the building. Buildings must present an equivalent level of quality of materials, detailing and fenestration on all sides visible to the general public.
8. Reserve bright colors for trim or accents unless it is common to the architectural style.
9. Use of reflective exterior materials where glare would shine into nearby buildings is prohibited.

B. Building Design - Articulation

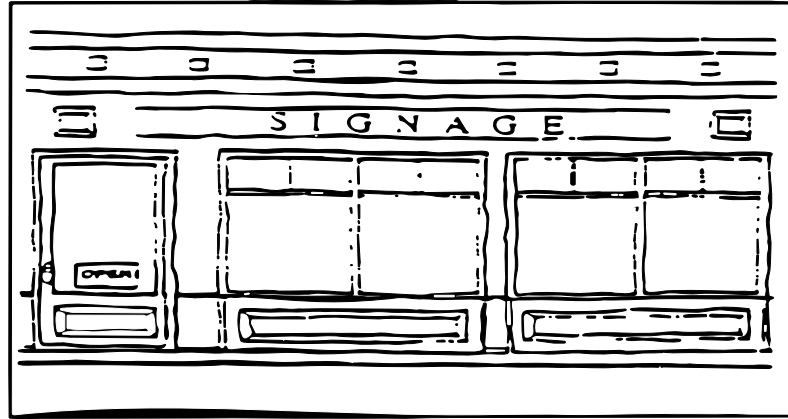
Finish Materials:

1. Buildings should use wood or simulated wood products as their exterior finish material on elevations exposed to view from locations accessible by the public. Horizontal wood or simulated wood siding and wood shingles should be applied with exposure of each course not exceeding 8 inches in width. Vertical siding should be rough-sawn "board on board" typical to the designated historical styles.
2. Plain plywood or grooved plywood panels should not be used as exterior finish materials on elevations exposed to view from locations accessible by the public.
3. Concrete or concrete block should not be exposed to view as exterior finish materials except for foundation walls not extending more than one foot above the finished grade level adjacent to the wall.
4. Wavy corrugated metal siding (rather than bold rib, box rib or v-beam) may be used as the finish material on exterior walls only if combined with other materials and details in such a way as to create a design that reflects the designated historic styles.
5. The design, detailing and trimming of the rooflines, porches, windows, doors and other architectural features should be in a manner that is in keeping with the designated historic styles.
6. Glass should be clear or ornamental stained glass. Translucent glazing should be used only for restrooms.

7. Roofing materials exposed to view should be wood shingles, composition roofing, or corrugated metal roofing in a subdued color that is in keeping with the historic styles noted. Decorative features such as cupolas, cresting, chimneys, barge (rake), and soffit/fascia trim are encouraged if keeping with the architectural style.
 8. Light fixtures should be integrated with architectural elements. Decorative light fixtures that are in keeping with the historic styles are encouraged.
 9. Exterior light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.
5. Signage: Signs will be reviewed by the Historical Design Review Committee based on the standards set forth below. A sign permit is also required which will be reviewed by staff pursuant to the provisions in Chapter 3.21. If the provisions conflict, the stricter shall apply.
- A. Design for signs should emulate signage that existed during the designated historic period, and be consistent with the character of the storefront, the building on which they are situated and the area as a whole. Review for consistency includes, but is not limited to, evaluation of size, shape, position, materials and illumination in relationship to the facade and abutting and adjacent structures.
 - B. Signs on a business front are limited to a building sign on each building face (identifying the building name), a sign for each business entry, (vehicular or pedestrian) and interior painting of street front windows.
 - C. Signs shall have a minimum clearance of eight (8) feet above a pedestrian walkway and fifteen (15) feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two (2) feet to any curblin. A projecting sign shall not project more than eight (8) feet beyond the property line.
 - D. All signs shall:
 1. Be of an appropriate size and design;
 2. Be sited sympathetically on the building;
 3. Not obscure or remove detailing on the building;
 4. Be designed as part of the building and not treated as an unrelated addition; and
 5. Be related to the style and character of the building and general area.

E. Allowed sign types:

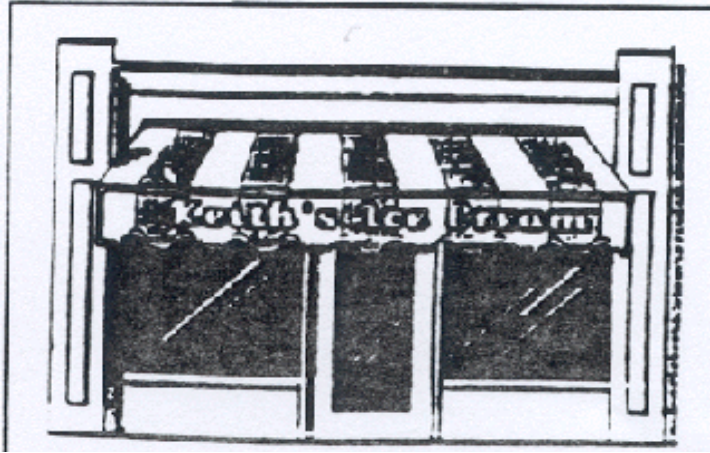
1. Wall/Fascia sign: Which is defined as a sign placed on the vertical surface of a wall or fascia where the wall or fascia is suitable for sign attachment. A wall/fascia sign must not extend across two store fronts or across separate buildings.



2. Projecting or hanging sign: Which is defined as a sign where the message area is displayed perpendicular to the building fascia.



3. Awning Sign: An awning is defined as a structure made of fabric, or similar material with a painted metal frame which is attached to a building and projects over a public walkway. An awning shall have no soffits, plastic components or internal lighting. Plastic awning fabrics are prohibited. Advertising material attached to an awning is an awning sign.



4. Marquee sign: Which is defined either as a fascia sign, projecting sign or awning sign which contains movable letters or devices. A marquee sign shall not contain any plastic parts and shall not be internally illuminated.
5. Interior Painted Window Signs: These signs are regulated. However, interior painted window signs with holiday themes are allowed up to 45 days without approval of a sign permit.
6. Miscellaneous: Sign types not otherwise listed which comply with the requirements of this subsection may be allowed upon approval by the Historical Design Review Committee.
7. Neon Sign: Any sign where neon or other gas contained in tubing is illuminated by the application of electric current is prohibited.
8. Sandwich Board: Portable signs that are not permanently affixed to the ground or a structure are prohibited.

ARTICLE 3. GENERAL CONDITIONS

CHAPTER 3.1 GENERAL

1. The development standards and regulations specified by this section of the ordinance apply to all lands, buildings, and development in the City. These standards supplement those set forth for each specific zoning district.
2. It is the intent of these regulations to provide adequate light, air, and privacy, to promote the general public safety and welfare.

CHAPTER 3.2 BLOCKS

[ORD. 344 1/6/2004]

Blocks shall not exceed 600 feet in length, except where the previous block layout adjacent to the proposed development or where topographical conditions justify a variation.

CHAPTER 3.3 LOTS

[ORD. 344 1/6/2004]

1. General: In general, a lot shall be a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, width, and area.
2. Dimensions:
 - A. Residential lot size: Lot sizes shall conform to the property development requirements of each district. Corner lots shall be at least five (5) feet more in width than other lots on the same block in order to permit appropriate building setback from the orientation to both streets.
 - B. Commercial lot size: Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and loading facilities required by the type of use contemplated.
 - C. Large lot development: In developing tracts into large lots which at some future time are likely to be redivided or partitioned, the Planning Commission may require that the blocks shall be of size and shape, be so divided into lots and contain building site restrictions to provide for extension and opening of streets at intervals which will permit a subsequent division of any parcel into lots of smaller size.
 - D. Lots for utility substations or pump stations: Lot sizes for utility substations and pump stations in any zoning district shall be the minimum necessary to accommodate the use.
3. Street Orientation:

Lot lines: All side lot lines shall be at right angles to street lines or radial to curved street lines, unless variation from these requirements is deemed necessary by the Planning Commission.

1. Intent and Purpose: The purpose of these access management standards is to ensure safe and efficient access and circulation to the public street system, while preserving the flow of traffic in terms of safety and roadway capacity. These standards attempt to balance the right of reasonable access to private property with the right of all citizens to safe and efficient use of the public roadway system. These standards are designed to reduce traffic accidents, personal injury, and property damage attributable to unsafe access, and thereby improve the safety and operation of the roadway network. The intent is to protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures.
2. Legal Access: All parcels of land shall have access to a public street or alley. Vehicular access shall be provided to all parcels of land from a dedicated public street or alley and lot frontage for residential uses shall be not less than thirty (30) feet in width, unless otherwise provided.
3. Access Permit Required: Access to a public street requires an Access Permit in accordance with the following procedures:
 - A. Permits for access to City streets shall be subject to review and approval by the Department of Community Services based on the standards contained in this Ordinance. An access permit may be in the form of a letter to the applicant, attached to a land use decision notice as a condition of approval, or included in the Building Permit review.
 - B. Permits for access to State highways shall be subject to review and approval by Oregon Department of Transportation (ODOT), except when ODOT has delegated this responsibility to the City. In that case, the City shall determine whether access is granted based on its adopted standards.
 - C. Approval of proposed developments that require an access permit from North Bend/ODOT shall be contingent upon the city/agency issuing an access permit. The City shall impose a condition of approval that requires the developer to obtain an access permit prior to the issuance of building permits.
 - D. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, control or reserve strips; and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system.
 - E. An access permit is tied to the specific use not a specific lot/parcel. A new access permit is required for any change in use or expansion of an existing use in order to determine that the access is safe and appropriate for the proposed use based on the standards contained in this Ordinance.

4. Access Options: A development shall provide vehicular access according to one of the following methods:
- A. From a public street or alley abutting the subject lot/parcel.
 - B. From a driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). An access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the driveway.
 - C. Residential Development On Arterial Streets: New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots (e.g., includes flag lots and mid-block lanes). An on-site turnaround so vehicles are not required to back out into an arterial street must be provided.
 - D. Number of Access Points: For multiple family, commercial, industrial, and public/institutional developments, the number of access points shall be minimized to protect the function, safety and operation of the street(s). Shared access may be required in order to maintain the required access spacing, and minimize the number of access points.
 - E. Shared Driveways: The number of driveways on to public streets shall be minimized by the use of shared driveways with adjoining lots/parcels where feasible. When shared driveways for nonresidential uses are required, an internal access driveway shall be stubbed to adjacent developable lots/parcels to allow for future extension and access to the shared driveway.
 - F. Joint and Cross Access: New commercial development shall provide cross access driveways and pedestrian pathways to allow circulation between sites without having to access the adjacent public street. Cross driveways shall be improved and stubbed to adjacent developable lots/parcels to create the opportunity for future extension. As a condition of approval, the landowner shall record an access easement to grant reciprocal access to adjacent lots/parcels.
 - G. Fire Access and Parking Area Turn-Arounds: A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner.
 - H. Reserve strip: The City may require the developer to establish reserve strips to control access to a street in order to prevent access to abutting property, to assure the proper extension of street patterns, and to assure the orderly development of land lying beyond the street. Control and disposal of the reserve strip shall be placed under the jurisdiction of the City. A reserve strip is a 1-foot-wide strip of land contiguous to a road.

5. Access Spacing: Street, alley or driveway intersections accessing onto a public street shall be separated from other street, alley, or driveway intersections according to the following:

Measurement is made from the inside of curb to inside of curb

- A. Arterial Streets. The minimum access spacing between access points shall be 500 feet.
- B. Collector Streets. The minimum access spacing between access points shall be 300 feet.
- C. Arterial/Arterial Intersections. The minimum access spacing from the intersection shall be 300 feet.
- D. Arterial/Collector Intersections. The minimum access spacing from the intersection shall be 300 feet.
- E. Collector/Collector Intersections. The minimum access spacing from the intersection shall be 150 feet, if practicable, otherwise 100 feet.
- F. On State Highways, ODOT standards supercede City standards.
- G. Existing undeveloped lots or parcels cannot be denied access. The maximum access spacing possible should be provided.
- H. In cases where existing development undergoes an expansion, intensification or change of use, existing developed lots/parcels cannot be denied access to a street where there is an existing access point. The existing access point may be required to relocate in order to comply with access spacing standards or to maximize spacing to the greatest extent possible. A temporary access point may be allowed until an alternate access point, such as a shared driveway, that better meets the standard becomes available.

CHAPTER 3.5 YARDS

Section 1. CONVENTIONAL REQUIREMENTS

1. Required Yards: All parcels of land shall provide yards as specified in Table 4, unless otherwise permitted or required by the provisions of each zoning district. These yards shall extend the full width or depth of the lot, and shall be open from ground to sky except as provided under Chapter 3.6, Permitted Projections, or under exceptions listed below. The width shall be measured between the property line and the nearest building line, lines, or intersections thereof. One (1) foot shall be added to each required interior side and rear yard for each story or part story above the first story of any building.

**TABLE 4
GENERAL YARD REQUIREMENTS**

<u>PROPERTY LINE</u>	<u>REQUIREMENTS</u>
Interior side	5-feet
Rear or alley frontage*	5-feet
Street frontage	10-feet
Street or alley frontage with vehicular access	10-feet to the habitable portion of the building * 20-feet to the garage or carport**

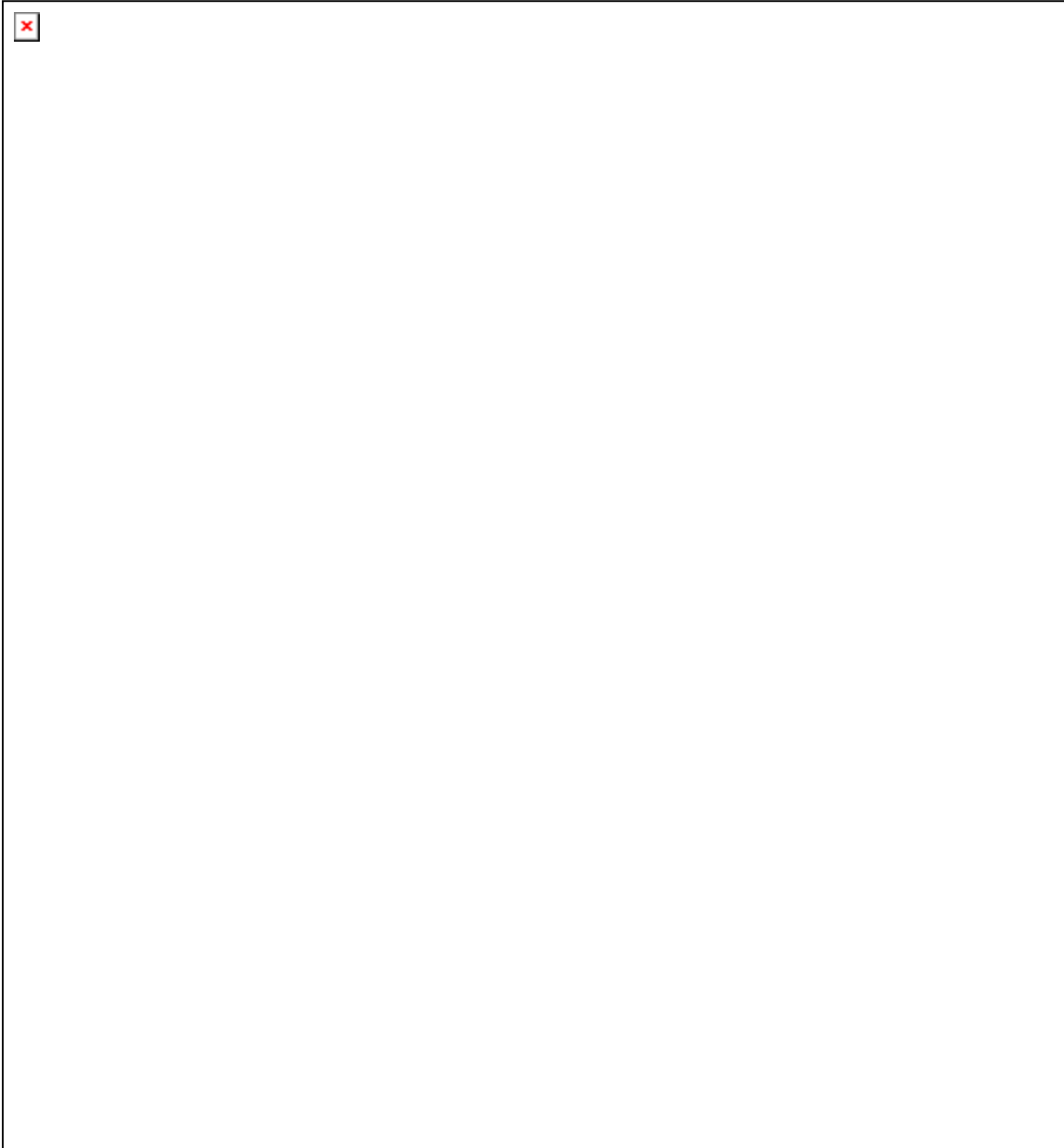
* In no case shall the vision clearance area be obstructed.

** This part of the setback may be 10 feet from a street or 5 feet from an alley if the entrance to the garage or carport is perpendicular to the street frontage and all of the required parking can be accommodated on private property (See Figure 1 for the suggested entrance turning radius for the garage or carport approach).

2. Exceptions:

- A. Front yard setback requirements of this ordinance shall not apply in any residential district where the average depth of front yards of existing dwellings within the same block, within 250 feet from exterior side lot lines of the lot, and fronting on the same street is less than the minimum required front yard. In such cases the front yard requirement on the lot shall not be less than the average existing front yard.
- B. An accessory building less than 120 square feet may be located within any required side or rear yard up to the property line if it is placed at least twenty (20) feet from the front property line and is not more than eight (8) feet in height at its highest point above grade, and is not a visual obstruction at driveways or intersections. An accessory building less than 120 square feet may be located closer than twenty (20) feet to the front property line and less than ten (10) feet to a flanking street if it is not more than eight (8) feet in height at its highest point above grade and is not a visual obstruction at driveways or street intersections.

**FIGURE 1
MINIMUM TURNING RADIUS FOR VEHICULAR ACCESS**



Section 2. ZERO LOT LINE

An alternative to the yard requirements may be permitted upon Planning Commission approval.

1. Pre-application: The applicant shall submit a sketch plan to the Department of Community Services and shall discuss the general proposal with staff before filing for any special development permits.
2. Permits Required: New construction or the replacements, additions, or major improvements of existing development shall be subject to Site Plan and Architectural Review.
3. Standards: The general conditions of the district shall prevail in addition to the special standards listed in this subsection: (See Figure 2.)
 - A. The lot(s) contiguous to the zero setback yard must be under the same ownership at the time of initial construction, or the applicant must produce written evidence that the contiguous property owner consents to this type of construction and is willing to enter into the required covenant agreement.
 - B. The yard setback on the lot contiguous to the zero lot line development must comply with the requirements of the Uniform Building Code.
 - C. If dwellings are constructed against both side lot lines, access must be provided along the rear lot lines for public pedestrian or vehicular access to the rear yards and for access by protection service vehicles.
 - D. When two dwellings are build against the same zero lot line, no portion of them shall project over any property line.
 - E. Property owners of this kind of development and property owners of contiguous property shall sign a covenant agreement with the City which shall be recorded against the lots. The agreement shall provide that:
 1. In case of destruction of one or more units, new construction must follow the same concept of construction as previously designed.
 2. Each owner shall carry fire and liability insurance on their portion of the building with the contiguous owner(s) also listed on the policy.
 3. Provisions for the maintenance of the zero lot line wall, the roof and any common facilities are included.
 4. The procedures for the resolution of disputes is specified.

**FIGURE 2
EXAMPLES OF ZERO LOT LINE DEVELOPMENT**



CHAPTER 3.6 PERMITTED PROJECTIONS

Architectural features above the first story which project horizontally into required side and rear yards, and any roof overhang, may only extend to within three (3) feet of the property line. All other architectural features may project into required front, side and rear yards provided they conform to the Uniform Building Code, and they do not interfere with vision clearance requirements.

CHAPTER 3.7 FENCES AND WALLS

This chapter provides for the regulation of the height and location of fences, hedges, and walls and safeguards the public welfare by preventing visual obstructions at street and highway intersections. Nothing in this section shall set aside or reduce the requirements established for security fencing by either local, state, or federal law, or by safety requirements of any officially recognized public agency. The following regulations shall apply to all districts unless otherwise specified:

Section 1. REQUIRED FENCES AND WALLS

A fence or wall shall be constructed along the perimeter of all areas considered by the Council and/or Commission to be dangerous to the public health and safety. The height of this wall shall be determined by the Council and/or Commission in relation to the danger or hazard involved. This fence or wall may be required if a use requires a permit or at the discretion of the Council or Commission.

Section 2. PERMITTED FENCES AND WALLS

Fences and walls not greater than eight (8) feet in height shall be permitted on or within all property lines which are not within any vision clearance area. For any fence greater than eight (8) feet in height a setback from the property line of one (1) foot shall be provided for each additional foot or fraction of a foot.

Section 3. RESTRICTED FENCES AND WALLS

Fences or walls located in the following areas shall only be allowed subject to approval of a Site Plan and Architectural Review (Chapter 5.11):

1. The bayside of Bayshore Drive between Elrod Avenue and Highland Avenue.
2. The bayside of Bayshore Drive north of Fir Avenue.
3. The bayside of South Empire Blvd south of Newmark Avenue.
4. The bayside of 6th Avenue south of "F" Street. [ORD. 2/5/91]

CHAPTER 3.8 VISION CLEARANCE AREA

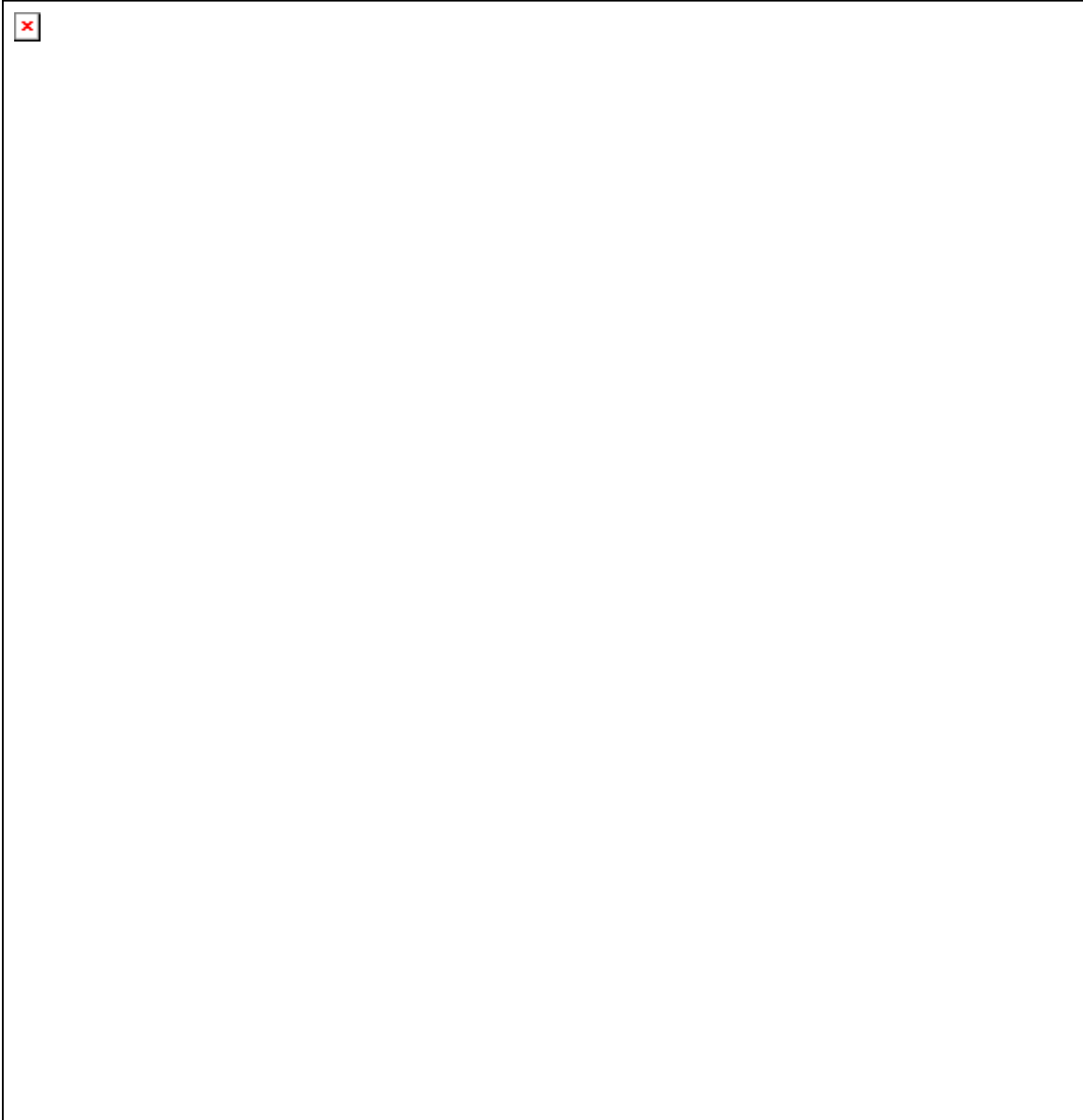
The following regulations shall apply to all intersections of streets, alleys, and private driveways within all residential and professional districts in order to provide adequate visibility for vehicular traffic:

1. There shall be no visual obstructions over thirty-six (36) inches in height within the vision clearance area (see Figure 3). This requirement shall not apply if:
 - A. The property subject to the vision clearance area is three or more feet above street grade, or
 - B. The fence or wall will not impair visibility due to its design or material used.
2. The vision clearance area at all intersecting and intercepting alleys, streets, or highways shall encompass all land formed by a triangle, one point being the corner of the lot at the intersection and the other two points located a distance of twenty (20) feet from this corner point on the side, front or rear property lines as the case may be.
3. The vision clearance area on each side of any private driveway intersecting a street or alley shall encompass all land formed by a triangle, one point located where the side of the lot intersects the street or sidewalk, and the other two points located a distance of ten (10) feet from this point along the driveway, sidewalk, or street as the case may be.
4. If the above requirements do not provide for adequate visibility because of the unusual or irregular lots or intersections, the vision clearance area shall be determined by the Public Works Department.

CHAPTER 3.9 UTILITIES AND PUBLIC FACILITIES

1. Where necessary to permit future development of adjoining land, sanitary sewer and water lines, electrical lines, or other utilities shall be extended to the boundary of the development, as determined by the Public Works Department or other appropriate agencies.
2. Easements for these utilities shall be dedicated wherever necessary. The easements shall be a minimum of ten (10) feet in width and centered on rear or side lot lines. Easements for water lines are subject to approval by the Coos Bay-North Bend Water Board.
3. Unless otherwise provided, all utilities such as power lines, telephone lines, television cables, and the like shall be installed in underground conduits of such design as approved by the Public Works Department.

**FIGURE 3
VISION CLEARANCE AREA**



CHAPTER 3.10 DRAINAGE FACILITIES

1. If any part of a development is traversed by a watercourse, drainage way, channel, or stream, a storm water easement or drainage right of way shall be provided conforming substantially with the lines of the watercourse. Other easements for storm water drainage shall be provided as required by the Public Works Department or other appropriate agency to a minimum width of ten (10) feet and centered on rear or side lot lines.
2. Where necessary to permit future development of adjoining land, storm water drainage lines shall be extended to the boundary of the development, as determined by the Public Works Department.

CHAPTER 3.11 TRANSPORTATION STANDARDS

[ORD. 344 1/6/2004]

Section 1. GENERAL

1. The location, width, and grade of streets, sidewalks, pedestrian and bicycle pathways shall conform to the Coos Bay Transportation System Plan. Street and pathway location, width, and grade shall be considered in their relation to existing and planned streets and pathways, to topographical conditions, to public convenience and safety, and to proposed use of the land to be served by the streets.
2. All streets within or abutting a proposed development shall be designed to handle the amount and kind of traffic generated by the development and shall be improved to the standards contained in this Ordinance. All proposed developments must provide paved access from an existing fully improved public street which meets City specifications and is adequate in design to handle the amount and kind of traffic generated by the development. Paved access to private developments may be subject to similar requirements of Chapter 3.15, Section 3(3)(E).
3. The applicant may be required to dedicate adequate rights of way and construct street improvements consistent with functional classification of the adjacent roadway as designated in the Coos Bay Transportation System Plan.
4. All state and local roadways within the City of Coos Bay have been classified in the Coos Bay Transportation System Plan based on their level of importance and function. These classifications serve to identify the applicable standard for individual situations.

Section 2. TRANSPORTATION IMPACT STUDY (TIS) REQUIREMENTS

1. Purpose: Each proposed development that is expected to generate 500 or more daily trip ends shall evaluate the transportation system impacts in a Transportation Impact Study (TIS). Such evaluations shall be prepared by a professional transportation engineer and paid for by the applicant. The TIS shall evaluate the access, circulation and other transportation requirements. The scope of a TIS shall be established by the Department of Community Services to address issues related to a specific development proposal.

2. Projects that generate less than 500 daily trip ends may also be required to provide traffic analysis when, in the opinion of the Department of Community Services, a capacity problem and/or safety concern is caused and/or is adversely impacted by the development. The Department of Community Services shall determine the scope of this special analysis.
3. Trip ends shall be defined by the Institute of Transportation Engineers (ITE), Trip Generation Manual, 6th Edition (or subsequent document updates), or trip generation studies of comparable uses prepared by an engineer and approved by the Department of Community Services. Trip ends are trips that either begin or end at the proposed land use.
4. Level of Service (LOS): The Level of Service standard to determine what is acceptable or unacceptable traffic flow on streets shall be based on a volume to capacity ratio. City streets shall maintain a LOS of "D" during the PM peak hour of the day. A lesser standard may be accepted for local street intersections or driveway access points that intersect with collector or arterial streets, if alternative signalized access is available and these intersections are found to operate safely.
5. Mitigation: Where a development causes traffic impacts that bring a road below acceptable levels of service, or impacts a road that is already operating below acceptable levels of service, or impacts a road that has a documented safety problem, the TIS shall identify traffic impacts attributable to the development and appropriate mitigation measures. The developer may be required to implement mitigation measures as a condition of approval.
6. Traffic Signals: Traffic signals shall be required with development when traffic signal warrants are met, in conformance with the Highway Capacity Manual and the Manual of Uniform Traffic Control Devices.

Section 3. STANDARDS

1. Dimensions: Street and alley dimensions shall conform with the requirements set forth in Table 5. The Department of Community Services may modify these requirements to satisfy topographical conditions, public convenience and safety, and the relationship to existing streets.

In addition, the Department of Community Services may modify the requirements set forth in Table 5 if the landowner can 1) demonstrate the intent of Section 1(1-4) is met; and 2) provide written documentation that the proposed street design is approved by the Coos Bay Fire Chief. The Department may refer the request to the Planning Commission. Any decision of staff may be appealed to the Planning Commission in accordance with Chapter 5.4.

2. Variances: Where existing conditions, such as the topography, the size or shape of land parcels, or constraints posed by sensitive lands (i.e., wetlands) make it otherwise impractical to meet these minimum standards, then a variance, pursuant to Chapter 5.12, may be granted to accept a narrower right of way.

3. Turn Lanes/Medians: Turn lanes and/or center medians are required on major (5-lane) arterials and optional for secondary (3-lane) arterials.
4. Alignment: As far as practical, all streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall wherever practical leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

**TABLE 5
STREET STANDARDS**

Type of Street	Minimum Right of way Width	Minimum Paving width Curb-to-curb				Sidewalk Curb (b)	Maximum Grade
		Motor Vehicle Travel Lane	Median or Center Turn Lane	On-street Parking	Bike Lane (a)		
Arterial							
5-lane (c)	100'	12'	14'	-	2 @ 5-6'	2 @ 6'	8%
3-lane (c)	80'	12'	14'	-	2 @ 5-6'	2 @ 6'	8%
2-lane	50'	12'	-	-	2 @ 5-6'	2 @ 6'	8%
Collector	70'	12'	-	2@ 8'	2@ 5-6'	2@ 5'	10%
Local			-		-		
Residential	50'	10'	-	2 @ 8'	-	2 @ 5'	16%
Commercial/Industrial (c)	60'	12'	-	2@ 8'		2@ 5'	16%
Dead End (d)	50'	10'	-	2@8'	-	2@5'	16%
Cul de Sac (e)	50'	10'	-	(d)	-	1@5'(f)	16%(d)
Alley							
1-way	20'	12'	-	-	-	-	-
2-way	20'	16'	-	-	-	-	-

- (a) New construction –6 ft; reconstruction –5 ft.
- (b) Wider sidewalks may be required in commercial areas.
- (c) The minimum right of way width includes the option of two 6 ft. wide landscape strips for arterials or two 4' wide strips for local commercial/industrial.
- (d) A dead end must be less than 400 feet in length and terminate with a circular or hammerhead turnaround with a maximum grade of 8%.
- (e) No parking is permitted at the end of a cul de sac which must have adequate space for emergency equipment turn-around, usually a 45' unobstructed radius.
- (f) At the end of the cul de sac, a 5 ft. sidewalk is required along the perimeter adjacent to the development.

5. Intersection Angles: Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case less than 60 degrees unless there is a special intersection design. Streets shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which are not right angles shall have a minimum corner radius of 20 feet along the right of way lines of the acute angle. All right of way lines at intersections with arterial streets shall have a corner radius of not less than 20 feet.

6. Grades: In flat areas allowance shall be made for finished street grades having a minimum slope of ½%. Streets intersecting with a collector or greater functional classification street, or streets intended to be posted with a stop sign or signalization, shall provide a landing area of at least 20 feet long and averaging 5% grade or less. At intersections, no part of the centerline of one street within 50 feet of the near curb line of the other street shall have a slope above the intersection in excess of 6 percent or below the intersection in excess of 8 percent. The maximum grade of either street within an intersection shall be 6 percent.
7. Curves: Center line radii of curves shall not be less than 300 feet on 5-lane arterials, 200 feet on 3-lane arterials, or 100 feet on other streets, and shall be to an even 10 feet, except where topographical conditions justify a variation.
8. Marginal Access Streets: Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets; that is, a minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic; double frontage lots with suitable depth, screen planting contained in a nonaccess reservation strip along the rear or side property line; or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.
9. Alleys: Alleys shall be provided in commercial and industrial districts facilities as approved by the City. The corners of alley intersections shall have a radius of not less than 12 feet. There shall be no dead-end alleys.
10. Future Extension of Streets: Streets shall be extended to the boundary of the parcel in order to give access to or permit a satisfactory future development of adjoining land. Resulting dead-end streets may be approved without a turnaround if they are less than 150-feet in length. If longer than 150 feet, then a temporary turnaround (i.e., hammerhead) shall be constructed. Reserve strips and street plugs may be required to preserve the objectives of street extensions.
11. Street Names: No street name shall be used which will duplicate or be confused with names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission or Department of Community Services.

Section 4. PEDESTRIAN ACCESS AND CIRCULATION

1. Pedestrian Pathways: To ensure safe, direct and convenient pedestrian circulation, all developments, except single-family housing and duplexes on individual existing lots, shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards below
2. Continuous Pathways: The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property. As a condition of approval, the developer shall record an access easement to grant access to adjacent parcels.

3. Safe, Direct, and Convenient Pathways: Pathways within developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets, based on the following standards:
 - A. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
 - B. Safe and convenient. Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
 - C. For commercial, industrial, mixed use, public, and institutional buildings, the “primary entrance” is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
 - D. For residential buildings the “primary entrance” is the front door (i.e., facing the street). For multifamily buildings in which each unit does not have its own exterior entrance, the “primary entrance” may be a lobby, courtyard or breezeway which serves as a common entrance for more than one dwelling.
4. Connections Within Development: Pathways shall connect all building entrances to one another within a development. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.
5. Connections To Public Streets: Pathways shall be provided at or near mid-block where the block length exceeds the length required by Chapter 3.2. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments, as applicable. Pathways used to comply with these standards shall conform to all of the following criteria:
 - A. Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within a 20-foot-wide right-of-way or easement that allows access for emergency vehicles;
 - B. If the streets within the subdivision or neighborhood are lighted, the pathways shall also be lighted;
 - C. Stairs or switchback paths using a narrower right-of-way/easement may be required in lieu of a multi-use pathway where grades are steep;
 - D. The City may require landscaping within the pathway easement/right-of-way for screening and the privacy of adjoining properties;

- E. The City may determine, based upon facts in the record, that a pathway is impracticable due to: physical or topographic conditions (e.g., railroads, extremely steep slopes, sensitive lands, and similar physical constraints); buildings or other existing development on adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this Code prohibit the pathway connection.
6. Street Lights: Street lights shall be installed at the right of way intersection in accordance with City standards as part of the street improvement project or when the sidewalks are constructed. Street lights may also be required at the end of a cul de sac.
7. Sidewalks and Planter Strips: Maintenance of sidewalks and planter strips shall be the continuing obligation of the adjacent property owner.

Section 5. IMPROVEMENTS

1. Improvement Standards: Public streets within or adjacent to a development shall be improved in accordance with the Transportation System Plan.
- Public streets, alleys and driveways shall be constructed and improved to standards established by the Department of Community Services and the provisions of this ordinance.
- Public street and alley improvements shall be subject to acceptance by the Department of Community Services.
2. Existing Streets: Whenever existing rights-of-way adjacent to or within a parcel are of less than the minimum width, additional right of way shall be provided as part of a land division or development permit.
3. Half Streets: Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the parcel, when in conformity with the other requirements of these regulations, and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided or developed. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half strips.
4. Temporary Streets: The City may accept a partial improvement of a local public street that serves a residential district. The partial improvement shall include improvement (an all-weather travel surface or paving) of the vehicle travel lanes, but may defer other improvements (e.g. paving, parking, curbs, gutters, sidewalks) as long as future guarantees are provided in accordance with Section 5(5). The landowners or the City may consider the formation of a Local Improvement District at any time pursuant to city ordinance.

5. Future Guarantees: The City may accept a future improvement guarantee, [e.g., owner agrees not to remonstrate (object) against the formation of a local improvement district in the future] which must be filed in the deed records of the County Clerk, in lieu of street improvements, unless one or more of the following conditions exist:
- A. A partial improvement may create a potential safety hazard to motorists or pedestrians;
 - B. Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide increased street safety or capacity, or improved pedestrian circulation;
 - C. The improvement would be in conflict with an adopted capital improvement plan;
or
 - D. The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets.

CHAPTER 3.12 OPEN SPACE

Section 1. TYPES

Open space may be any or a combination of the following:

1. Natural areas of undisturbed vegetation or areas replanted with vegetation after construction.
2. Natural water courses or greenways.
3. Areas of steep slopes averaging greater than 20%.
4. Expanses of lawn.
5. Community garden plots.
6. Yards associated with individual lots only if aggregated into one definable unit.

Section 2. GENERAL STANDARDS

1. Minimum area: The minimum area will vary and is specified for each use or type of development elsewhere in this ordinance.
2. Restrictions: Open space areas shall not be occupied by buildings streets, or street rights of way.

CHAPTER 3.13 RECREATIONAL AREA

Section 1. TYPES

Recreational areas may be either or a combination of the following:

1. Places of active/passive recreation, i.e.: totlots, ballfields, picnic areas, community buildings, swimming pools, tennis courts, etc.
2. Expanses of lawn.

Section 2. GENERAL STANDARDS

1. Minimum area: The minimum area will vary and is specified for each use or type of development below or elsewhere in this ordinance. However, areas designated as recreational shall be contiguous and shall measure at least thirty (30) feet in each direction.
2. Overall finished grade: The grade of the area calculated for recreational areas shall not exceed 10% slope.
3. Restrictions: Recreational areas shall not be occupied by non-recreational buildings, streets, street rights of way, solar arrays, or wind generation devices.

Section 3.

CONVENTIONAL SUBDIVISION REQUIREMENTS

1. Minimum area: The developer shall dedicate to the City or reserve for the residents of the development land usable for recreational area. This regulation shall apply to developments of at least six (6) acres or greater. The amount of land to be set aside shall be 3,000 square feet for the first six acres and shall be increased 500 square feet for every additional acre in the development. Any fractional acreage greater than one-half shall be counted as a full acre. The recreational area shall have a length-to-width ratio of not greater than 3:1.

2. Plan: The plat or partition map shall contain the following:
 - A. Boundaries of the proposed area.
 - B. Written explanation of the purpose of the area and a description of any improvements to be made.
 - C. Description of the manner in which the area will be perpetuated, maintained, and administered.

3. Guarantee:
 - A. Recreational areas dedicated to the City must be accepted by the City; or
 - B. The preservation and continued maintenance of property and/or structures commonly owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

Section 1. GENERAL

1. Areas within the City of Coos Bay have been subject to periodic flooding and the City is a participating community in the National Flood Insurance Program. Therefore, the City must adopt land use control measures to reduce flood hazard and assure that City residents will continue to benefit from the national program.
2. As part of this program, the City shall:
 - A. Review all development permits to determine that all necessary federal, state, or local governmental agency permits have been obtained which require prior approval;
 - B. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new structures, substantially improved structures, or substantially improved floodproofed structures, and whether or not the structure contains a basement; and
 - C. Maintain floodproofing certification required by Section 7(2)(B) this Chapter.

Section 2. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARDS

1. The areas of special flood hazard identified by the Federal Insurance Administration in a report entitled "The Flood Insurance Study for the City of Coos Bay, Oregon," Community Number 410044, dated February 1, 1984, with accompanying Flood Insurance Rate Maps (FIRM), are adopted by reference and declared to be a part of this ordinance. The base flood elevations for the City of Coos Bay vary and can be determined by referencing the Flood Insurance Study.
2. When base flood elevation data described above has not been provided, any base flood elevation and floodway data available from a federal, state, or other source shall be obtained, reviewed, and reasonably utilized to administer Section 4 and Section 7(2) of this chapter.
3. The City shall make an interpretation where needed, as to the exact location of FIRM boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulation of the National Flood Insurance Program (44 CFR 59-76).

Section 3. ALTERATION OF WATERCOURSES

Adjacent jurisdictions and the Department of Land Conservation and Development shall be notified prior to any alteration or relocation of a watercourse subject to flood hazard, and the city shall submit evidence of such notification to the Federal Insurance Administration. Maintenance shall be required within the altered or relocated portion of the watercourse so that its load-carrying capacity is not diminished.

Section 4. SPECIAL FLOOD HAZARD AREAS

1. In special flood hazard areas, where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development, including fill, shall be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

The Federal Emergency Management Agency (FEMA) recommends that, at a minimum and at the discretion of the City, any development of 5 acres or 50 lots, whichever is less, should demonstrate that the cumulative effect of the development will not increase the base flood elevation more than one foot at any point within the community. *(Denise Atkinson, Floodplain Management Specialist, U.S. Department of Homeland Security, FEMA Region 10, March 31, 2004).*

2. Located within areas of special flood hazard are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential.

Therefore, encroachments into the floodway, including fill, new construction, substantial improvement, and other development, shall be prohibited, unless certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

3. If the requirement of Section 4(1) or (2) above is satisfied, all new construction and substantial improvements shall comply with all applicable provisions of this Chapter.

Section 5. DEVELOPMENT PERMIT REQUIRED

1. A development permit shall be obtained before construction, including substantial improvements, or development begins within any area of special flood hazard established in Section 2. The permit shall be for all structures, including manufactured homes, as set forth in the "DEFINITIONS," and for all development including fill and other activities, also as set forth in the "DEFINITIONS".

For the purposes of this chapter, "development" is defined as any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

2. Application for Development Permit: Application for a development permit shall be made on forms furnished by the Department of Community Services and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
 - B. Elevation in relation to mean sea level to which any structure has been floodproofed;
 - C. Certification by a registered professional engineer or architect that the Floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 7(2)(B); and
 - D. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.
3. Information to be Obtained and Maintained:
 - A. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 2(2), obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
 - B. For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in Section 2(2):
 1. Verify and record the actual elevation (in relation to mean sea level); and
 2. Maintain the floodproofing certifications required in Section 7(2)(B).
 - C. Maintain for public inspection all records pertaining to the provisions of this ordinance.

Section 6. REVIEW OF BUILDING PERMITS

Where elevation data is not available either through the Flood Insurance Study or from another authorization source, Section 2(2), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historic data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two (2) feet above grade in these zones may result in higher insurance rates.

Section 7. PROVISIONS FOR FLOOD HAZARD REDUCTION

All new construction or substantial improvements to existing structures located at or below the base flood elevation shall conform to the following standards. The building official and/or Department of Community Services shall be responsible to review plans and inspect construction to determine that it is reasonably safe from flooding and complies with provisions of the Uniform Building Code.

1. General Standards: In all areas of special flood hazards, the following standards are required:
 - A. Anchoring:
 1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure; and
 2. All manufactured homes must likewise be anchored to prevent flotation, collapse, or prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).
 - B. Construction Materials and Methods:
 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and
 3. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located to prevent water from entering or accumulating within the components during conditions of flooding.
 - C. Utilities:
 1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 2. All new and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
 3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2. Specific Standards: In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 2(1) or (2), the following provisions are required.

A. Residential Structures:

1. The lowest floor, including basement, shall be elevated to one (1) foot above the base flood elevation; and
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottoms of all openings shall be no higher than one foot above grade; and
 - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

B. Non-residential Structures:

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation, or together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based upon their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the City as set forth in Section 1(2)B of this Chapter;
4. Nonresidential structures which are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 7((2)(A)(2)); and

5. Applicants floodproofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level, i.e., a building constructed to the base flood level will be rated as one foot below that level.

C. Manufactured Homes:

1. Manufactured homes shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of one (1) foot above the base flood elevation, or as required by State Specialty Codes, and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement when the home is to be located or substantially improved on sites:
 - a. Outside of a manufactured home park or subdivision;
 - b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or
 - d. In an existing manufactured home park or Subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood.
2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community’s FIRM that are not subject to the above manufactured home provisions must be elevated so that either:
 - a. The lowest floor of the manufactured home is elevated one foot above the base flood elevation, or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

D. Recreational Vehicles

Recreational vehicles placed on sites are required to:

1. Occupy the site for less than 180 consecutive days; or
2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
3. Meet the requirements of Section 7(2)(C), above, and the elevation and anchoring requirements for manufactured homes.

Section 8. CRITICAL FACILITY

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA)(100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

Section 9. LAND DIVISION, MANUFACTURED HOME PARKS AND PLANNED UNIT DEVELOPMENTS

All development proposals for land division, manufactured home parks, and planned unit developments shall be consistent with the need to minimize flood damage; shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; shall have adequate drainage provided to reduce exposure to flood\damage; and where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for those development proposals which contain at least 50 lots or spaces, or 5 acres (whichever is less).

CHAPTER 3.15 OFF-STREET PARKING AND LOADING

Section 1. INTENT

The provisions of this section are intended to guarantee that adequate parking is provided by each business or residence for the convenience and safety of the user, and to reduce traffic congestion caused by on-street parking. The standards which address the improvement of parking areas are designed to enhance their appearance, make them safe for public use, control dust, and reduce the amount of damage to improved streets, sidewalks, and storm sewerage system from debris.

Section 2. GENERAL PROVISIONS

1. Required parking shall be available for the parking of operable vehicles of residents, customers, and employees. A required loading space shall not be used for any other purpose than the immediate loading or unloading of goods or passengers.
2. The off-street parking and loading requirements specified in this ordinance shall be required of any new development or use and shall not be relinquished, reduced, or altered below the requirements established unless equivalent facilities are provided and maintained elsewhere or until the use or occupancy of the building or structure is changed affecting the computation of the required parking.
3. When an existing structure is enlarged by increasing the floor space or by increasing seating capacity, or if the use changes, and any of these changes requires greater amounts of parking, the off-street parking requirements of this chapter for the use, in its entirety, shall be satisfied.
4. Off-street parking and loading spaces shall meet all requirements of this ordinance before the building for which they serve is occupied, except as permitted in Section 3.3, this chapter.
5. All parking spaces shall be on the same parcel of land with the main use they serve. However, parking for non-residential structures or uses may be provided within 300 feet of the main building and in the same general type of district if there is assurance in the form of deed, lease, contract, or other similar document that the site is usable for the required parking for the duration of the use.

Section 3. DESIGN REQUIREMENTS

1. Access:
 - A. All access to individual parking spaces on a non-residential parcel or lot shall be from a street or alley directly to the parcel or lot itself. Parking spaces in a non-residential lot and for multiple-family units of four or more shall be arranged so that ingress to or egress from a parking space does not require backing into a public street or over a sidewalk.

- B. The only exception to this requirement may occur in the Residential-Professional District (R-4P) if in the judgment of the Department of Community Services excessive development of maneuvering areas will detract from the residential character of the building. Factors to be considered in making this decision include the number of vehicles generated, frequency of vehicle movement, the amount of land area needed for maneuvering, and traffic safety factors, such as the design of the street or the average daily traffic volume.

2. Dimensions:

- A. Residential uses: A parking space for residential uses shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet.
- B. Non-residential uses: A parking space for non-residential uses shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet not including access driveways and turn-arounds sufficient to permit a standard automobile to be parked in and removed from the space without the necessity of moving other vehicles. The recommended dimensions of stall and aisles are shown in Table 6.
- C. Non-residential uses: compact car - A compact car space for non-residential uses shall have a minimum width of eight (8) feet and a minimum length of sixteen (16) feet not including access driveways and turnarounds sufficient to permit a compact automobile to be parked in and removed from the space without the necessity of moving other vehicles.

**TABLE 6.
PARKING LOT DIMENSIONS**

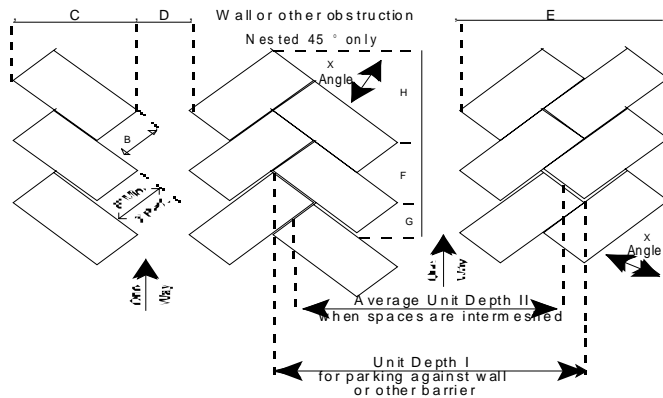
RECOMMENDED STALL AND AISLE DIMENSIONS

Angle X	B	C	D	E	F	G	H	Unit Depth	
								I	II
30	8.0	15.9	11.0	24.9	16.0	4.0	19.6	42.8	35.9
	8.5	16.4	11.0	25.4	17.0	4.2	19.8	43.7	36.4
	9.0	16.8	11.0	25.8	18.0	4.5	20.1	44.6	36.8
45	8.0	18.4	14.0	31.1	11.3	5.7	18.4	50.8	45.1
	8.5	18.7	13.5	31.5	12.0	6.0	18.7	51.0	45.0
	9.0	19.1	13.0	31.8	12.7	6.4	19.1	51.2	44.8
60	8.0	19.6	19.0	35.2	9.2	6.9	15.9	58.2	54.2
	8.5	19.8	18.5	35.4	9.8	7.4	16.4	58.2	53.9
	9.0	20.1	18.0	35.7	10.4	7.8	16.8	58.2	53.7
70	8.0	19.7	20.0	36.6	8.5	7.5	13.7	59.3	56.6
	8.5	19.8	19.5	36.7	9.0	8.0	14.1	59.1	56.2
	9.0	20.0	19.0	36.9	9.6	8.5	14.6	59.0	55.9
80	8.0	19.1	25.0	36.8	8.1	7.9	11.0	63.2	61.8
	8.5	19.2	24.0	36.9	8.6	8.4	11.5	62.4	60.9
	9.0	19.3	24.0	37.0	9.1	8.9	12.0	62.6	61.0
90	8.0	18.0	29.0	36.0	8.0	8.0	0	65.0	65.0
	8.5	18.0	27.0	36.0	8.5	8.5	0	63.0	63.0
	9.0	18.0	25.0	36.0	9.0	9.0	0	61.0	61.0

NOTE: Even number of spaces, "N" in length of curb.

$$"L" = N = \frac{L - H + G}{F} \quad \text{Stall length} = 18' 0"$$

STALL AND AISLE DIAGRAM



3. Surfacing:

A. General:

1. All off-street parking spaces, access, maneuvering areas, and driveways shall be graded and paved in accordance with the standards established by the Engineering Division and shall be maintained in good condition.
2. If access is gained from an improved street, that portion of the access in the public right of way also shall be paved.
3. Improvements to the parking facilities of residential uses, such as the addition of a carport or garage, shall require compliance with the surfacing requirements of the driveway and maneuvering areas if the dwelling gains access from an improved street. At a minimum, the paved access must be 10 feet in length measured from the curb face.
[Ord. No. 234 12/96]
4. Exceptions to this requirement are listed in 3.B, this section; delays are listed in 3.C and 3.D this section.

B. Exceptions: The following parking areas are exempt from the surfacing requirements, but are subject to improvements in subsection 3.E, this section.

1. Separate or segregated parking areas for storage of business vehicles and equipment when in excess of the required parking.
2. Separate or segregated parking areas for employees only when in excess of the required parking.
3. Separate or segregated areas for the outside display of merchandise (Example: automotive and equipment sales/rentals and construction sales and service, etc.)

C. Delays - unimproved rights of way: Off-street parking and loading for residential and non-residential uses on existing unpaved streets are allowed a delay from the surfacing requirements prior to the issuance of an occupancy permit. However, the property owner must consent and present a recorded deed restriction or covenant which states that remonstrance against any future street improvement project has been waived and that the required paving will be completed within twelve (12) months after the street is improved.

D. Delays - physical problems: The immediate surfacing of parking areas may be delayed up to one year after the date of occupancy when it is determined by the City Building Official that soil or climatic conditions or the availability of paving material prevent immediate paving. Soil instability shall be verified in writing by a paving contractor, qualified architect or engineer. The temporary delay shall be granted in writing by the Building Official. This delay is subject to improvements that may be required in subsection 3.E(4), this section.

E. Surfacing:

[ORD. 344 1/6/2004]

1. Improvements for exempt surfacing:
 - a. Provide gravel and/or durable, dustless surface.
 - b. Pave driveways and aprons to discourage debris from entering the street right of way or sidewalk. At a minimum, the paved access must be 20 feet in length measured from the curb face.
 - c. When adjacent to public sidewalks, provide a six (6) inch curb in accordance with standards established by the Department of Community Services.
 - d. Provide adequate drainage to dispose of runoff.
4. Signing: Parking stalls shall be clearly marked to the full 18- or 16-foot length and access lanes marked with directional arrows to guide internal movements. Additional signs and markings shall be required if determined by the Public Works Department to be necessary for traffic circulation or safety. Areas used for compact cars shall be clearly marked and handicapped parking spaces shall be designated in accordance with state standards.
5. Wheel Stops: Wheel stops shall be placed so that no part of a vehicle extends over public sidewalks or rights of way or property lines. Parking areas directly abutting a street where no sidewalk exists shall have wheel stops placed so that at least a five-foot strip of pavement is available for pedestrian access in lieu of the sidewalk.
6. Drainage: Adequate drainage shall be provided to prevent ponding and to dispose of the runoff from the impervious surface of the parking area. Provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of water onto sidewalks, public rights of way, and abutting private property, subject to approval of the Public Works Department.
7. Landscaping:
 - A. Minimum area: For all off-street parking and maneuvering areas with ten (10) or more spaces, a minimum of nine (9) square feet of landscaping shall be provided for each parking space.
 - B. Design requirements:
 1. Landscaping shall consist of elements, each with a minimum area of twenty-five (25) square feet and a minimum average width of three (3) feet.
 2. Landscaping elements must be adjacent to or within the parking lot and shall be spaced no farther than 100 feet apart.
 3. Each element must have a major tree with a height of at least 20 feet at maturity and ground cover with a minimum height of 1 1/2 feet at maturity.

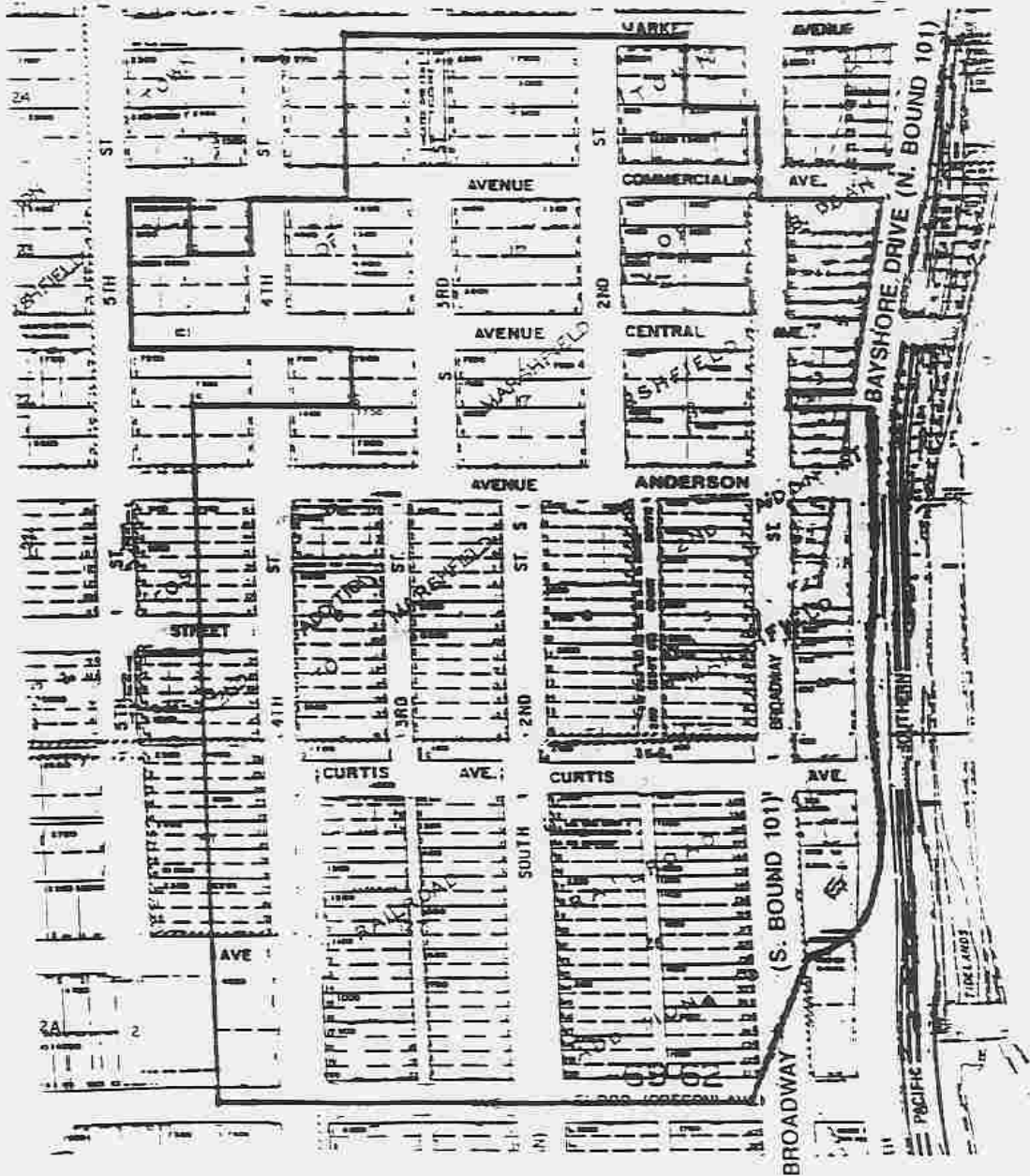
8. Lighting: Lighting provided to illuminate parking, sales or display areas shall be hooded and arranged and controlled not to cause a nuisance either to traffic or to the living environment. The amount of light shall be provided according to the standards established by the Public Works Department.

Section 4. MINIMUM OFF-STREET PARKING REQUIREMENTS

1. General:
 - A. The amount of off-street parking shall be computed according to the standards of this section and the formulas listed in Table 7.
 - B. Off-street parking requirements for a use not specifically mentioned shall be computed at the requirement for the use it most closely resembles at the discretion of the Community Development Department.
 - C. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.
2. Shared Parking: Parking for two different uses may be shared if the business can demonstrate that the hours of operation do not overlap.
3. Compact Car and Handicapped Parking: A maximum of 25% of the required parking may be used for compact car parking. The number of parking spaces for the handicapped shall comply with state law.
4. Exempt Parking: There shall be no off-street parking requirements for any property included within the area identified in figure 3(a). This area includes property within the parking lot assessment district, city owned property, public right of way, and private property that has provided land for public parking. *[ORD #237 2/18/97]*

FIGURE 3 (a)

EXEMPT PARKING AREA



**TABLE 7.
MINIMUM OFF-STREET PARKING REQUIREMENTS***

<u>USE OR OCCUPANCY</u>	<u>NUMBER OF SPACES REQUIRED</u>
<u>Residential</u> **	
Single-family or duplex dwelling	Two per dwelling unit
Multiple-family dwelling or group residential	One and one-half per dwelling unit
Group residential care facility**	One per three beds
Residential certified factory-built home park	Two and one-half per dwelling unit
Senior citizen housing	Land area for one and one-half per dwelling unit must be available; however, only one space per three dwelling units must be improved
<u>Tourist Lodging</u> **	
Commercial recreational vehicle park	One per space plus one per every five mobile unit spaces
Hotels, motels, lodging, bed and breakfast**	One (1) per guestroom or suite plus one per every 25 rooms
Emergency shelter or housing**	One per guestroom or suite plus one for every 25 rooms

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

** Bed and breakfast establishments, emergency shelters/housing, or uses in certified historic structures may be allowed a reduction in the amount of parking required on-site through the variance procedure. This reduction may be allowed if on-street parking along the subject property frontage is available: up to a 50% reduction if on-street parking is allowed on both sides of the street; up to a 20% reduction if on-street parking is allowed on one side only.

TABLE 7 (continued)
MINIMUM OFF-STREET PARKING REQUIREMENTS

<u>USE OR OCCUPANCY</u>	<u>NUMBER OF SPACES REQUIRED</u>
<u>Commercial**</u>	
Auto, boat, trailer/mobile home sales or service, or nursery	One per 500 square feet
General retail	One per 250 square feet
Furniture or appliance	One per 500 square feet
Personal service and repair	One per 250 square feet
Self-service laundry	One per three washing machines
Professional or general office, general government, utility company	One per 330 square feet
Full service bank	One per 200 square feet
Savings and loan	One per 250 square feet
Social service office	One per 125 square feet
Medical/dental office or clinic	One per 200 square feet
Eating and drinking establishment	One per 100 square feet

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

** Bed and breakfast establishments, emergency shelters/housing, or uses in certified historic structures may be allowed a reduction in the amount of parking required on-site through the variance procedure. This reduction may be allowed if on-street parking along the subject property frontage is available: up to a 50% reduction if on-street parking is allowed on both sides of the street; up to a 20% reduction if on-street parking is allowed on one side only.

TABLE 7 (continued)
MINIMUM OFF-STREET PARKING REQUIREMENTS

<u>USE OR OCCUPANCY</u>	<u>NUMBER OF SPACES REQUIRED</u>
Lodge and fraternal organization	Parking spaces shall meet the combined requirements of uses conducted (i.e.: restaurants, places of assembly, offices)
Bowling alley	Two per lane
Skating rink or dance hall	Two per 100 square feet plus one per two employees
<u>Institutional**</u>	
Rest home or sanitarium	One space per two beds for patients or residents
Hospital	Three per two beds
Library	2 and one-half spaces per 1,000 square feet plus one space per two employees
<u>Schools**</u>	
Preschool, nursery or kindergarten	Two spaces per teacher
Elementary or junior high school	One space per classroom plus one space per administrative employee; or one space per four seats or eight feet of bench length in the auditorium, whichever is greater

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

** Bed and breakfast establishments, emergency shelters/housing, or uses in certified historic structures may be allowed a reduction in the amount of parking required on-site through the variance procedure. This reduction may be allowed if on-street parking along the subject property frontage is available: up to a 50% reduction if on-street parking is allowed on both sides of the street; up to a 20% reduction if on-street parking is allowed on one side only.

TABLE 7 (continued)
MINIMUM OFF-STREET PARKING REQUIREMENTS

<u>USE OR OCCUPANCY</u>	<u>NUMBER OF SPACES REQUIRED</u>
High school	One space per classroom plus one space per administrative employee plus one space for each six students; or one space per four seats or eight feet of bench length in the main auditorium or assembly room, whichever is greater
College, university, trade school,	Two per classroom plus one per five commercial school for adults students

Places of Assembly**

With seating i.e.: church	One space for each four seats or eight feet of bench length which may potentially be provided in the main room of a church, religious institution, or other auditorium. Such space may not be provided in the required first ten feet of any yard which abuts a street.
With no seating i.e.: playground	At the discretion of the Planning Commission. Generally one space per four persons based on the occupancy load.

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

** Bed and breakfast establishments, emergency shelters/housing, or uses in certified historic structures may be allowed a reduction in the amount of parking required on-site through the variance procedure. This reduction may be allowed if on-street parking along the subject property frontage is available: up to a 50% reduction if on-street parking is allowed on both sides of the street; up to a 20% reduction if on-street parking is allowed on one side only.

TABLE 7 (continued)
MINIMUM OFF-STREET PARKING REQUIREMENTS

<u>USE OR OCCUPANCY</u>	<u>NUMBER OF SPACES REQUIRED</u>
<u>Industrial</u>	
Warehouse and manufacturing	One per 1,000 square feet, but must yield no less than one per employee.
Wholesale establishment and freight	One per employee plus one per 1,000 square feet terminals

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

Section 5. NON-RESIDENTIAL LOADING REQUIREMENTS

1. Non-residential off-street loading shall be required of uses or buildings which receive or distribute merchandise by truck and shall be adequate to handle the needs of the particular use. Where practical difficulties make it impossible to provide off-street loading spaces, provisions shall be made to provide these spaces through a right of way use permit or loading zone.
2. Businesses located within existing parking assessment districts, which are exempt from off-street parking requirements, shall provide loading spaces as required.
3. All schools having a capacity of twenty-five (25) or more students shall have a driveway designed for a continuous flow of passenger vehicles for the purpose of loading and unloading students.
4. Off-street loading spaces shall be required as designated by Table 8.

**TABLE 8.
NON-RESIDENTIAL OFF-STREET LOADING REQUIREMENTS**

<u>SQ. FT. OF FLOOR AREA*</u>	<u>LOADING SPACE</u>	<u>SPECIAL REQUIREMENTS</u>
1,000 - 5,000	250 square feet	None
5,000 - 20,000	300 square feet	None
20,000 - 50,000	750 square feet	One space must measure 10' x 50'
50,000 plus	1,000 square feet	One space must measure 10' x 50'

* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

Section 6. BICYCLE PARKING

[ORD. 344 1/6/2004]

1. All uses, except for single-family dwellings and duplexes, required to provide off- street vehicle parking shall provide bicycle parking consistent with the standards in Table 9.

TABLE 9 – BICYCLE PARKING

Type of Use	Number of Bicycle Parking Spaces
Multi-Family Residential	1 space per dwelling unit ¹
Commercial	1 space per use plus 1 space per 50 vehicle parking spaces
Institutional, Public and Quasi-Public	Schools - 1 space per 10 students Other uses - 1 space per use plus 1 space per 10 vehicle parking spaces

1. Bicycle parking space may be located within garage, storage shed, basement, utility room or similar area.
2. Bicycle Parking Location: Bicycle parking shall be located in lighted, secure locations within 50 feet of the main entrance to a building, but not further from the entrance than the closest general purpose automobile parking space. Where a building has multiple entrances, required bicycle parking shall be no farther than 50 feet from an entrance. Bicycle parking shall be located and designed so as to not impede or create a hazard to pedestrians (at least 36 inches between bicycles and other obstructions or buildings).

CHAPTER 3.16 ESTUARINE AND COASTAL SHORELAND USES AND ACTIVITIES

Any uses and activities lying within the estuary or coastal shoreland area as defined by the Coos Bay Estuary Management Plan shall be subject to review. This review shall determine if the proposed use and/or activity complies with the applicable provisions of the Estuary Management Plan and this ordinance. Review shall be accomplished by the Department of Community Services in accordance with Chapter 5.10.

CHAPTER 3.17 DREDGED MATERIAL DISPOSAL SITES

Sites are designated by the Coos Bay Estuary Management Plan for the eventual disposal of dredged material. These sites are to be managed to prevent uses and activities from preempting the ultimate disposal of material. Use of these sites shall conform to the policies and procedures of the Coos Bay Estuary Management Plan.

CHAPTER 3.18 LAND CLEARING, EROSION CONTROL, AND STEEP SLOPE AREAS

The removal of ground cover and trees without proper planning can create environmental hazards, pose a hazard to property and lead to unsound development practices. It is not the intent to prohibit land clearing but to regulate its effects by issuance of a Land Clearing and Erosion Control Permit in accordance with the provisions of Chapter 5.7.

CHAPTER 3.19 CULTURAL RESOURCES

Any property identified as a cultural resource shall not be developed, altered, remodeled, relocated, or demolished if this activity will detrimentally affect the significance of the resource. Determination of a site's significance and consideration of the proposed changes against the site's cultural value shall be made in accordance with the provisions of Chapter 5.15.

CHAPTER 3.20 AIR SURFACE PROTECTION

Section 1. GENERAL

Some areas in the City lie underneath the approach, transitional, horizontal, and conical air protection surfaces of the North Bend Municipal Airport. To avoid hazards to flight, the height of structures, buildings or vegetation must not penetrate these imaginary surfaces, or must be visually identified.

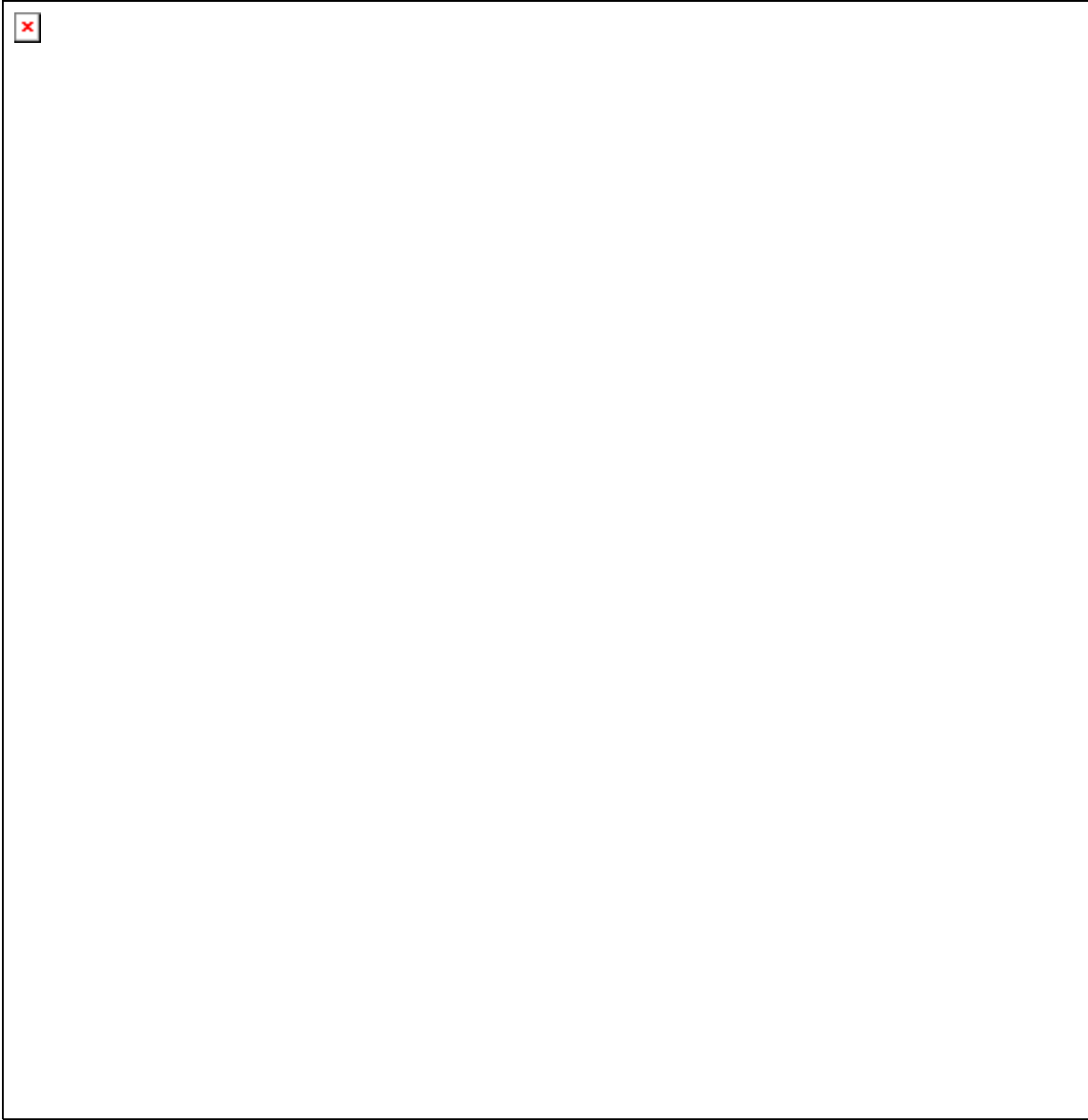
Section 2. BASIS FOR ESTABLISHING THE AIR SURFACES

The approach, transitional, horizontal, and conical surfaces within the City of Coos Bay are identified in the North Bend Municipal Airport Master Plan "Approach and Clear Zone Plan," July 1979, (Figure 4) and any revisions thereto are adopted by reference and declared to be part of this ordinance.

Section 3. GENERAL STANDARDS

1. The requirements of this section shall apply to the following:
 - A. Any structure, building, or vegetation more than 200 feet in height above the ground level at its site; or
 - B. Any structure, building, or vegetation at a maximum elevation greater than:
 1. 9 to 209 feet m.s.l. within the approach surface.
 2. 134 to 164 feet m.s.l. within the transitional surface.
 3. 164 feet m.s.l. within the horizontal surface.
 4. 164 to 364 feet m.s.l. within the conical surface.
2. Before any building or development permit is issued or approved, the applicant shall present:
 - A. Documentation from a qualified professional specifying the elevations of the site at the point of construction or ground level.
 - B. If then confirmed to be required, documentation of compliance with the Federal Aviation Regulations, along with any special conditions applied by the FAA to guarantee compliance.

**FIGURE 4.
AIR PROTECTION SURFACES**



"Approach and Clear Zone Plan," North Bend Municipal Airport 1980/2000 Master Plan, July 1979, p. 38.

CHAPTER 3.21 SIGNS

Section 1. PURPOSE

The provisions of this chapter are intended to:

1. Improve the effectiveness of signs in identifying and advertising businesses.
2. Prevent signs from detracting from the enjoyment and pleasure of the City's natural beauty.
3. Provide uniform sign standards and fair and equal treatment of sign users.
4. Protect public safety by ensuring that official traffic regulating devices are easily visible.
5. Ensure the safe construction, erection, and maintenance of outdoor signs.

Section 2. GENERAL PROVISIONS

1. General Location of Signs: No sign allowed by this ordinance shall be placed so that it is supported within a public right of way, unless this ordinance specifies otherwise. Some signs may project over rights of way, subject to the standards for that type of sign or for the underlying zoning district.
2. Permits:
 - A. Sign permits are required before the installation of all signs except those exempted in Section 3. Permits may be issued to the sign contractor or to the owner of the business or property.
 - B. Applications for sign permits shall contain at least the following information:
 1. Name and address of the applicant.
 2. Location of the property on which the sign is to be erected, and the amount of lot and building frontages.
 3. Dimensions of the sign and its height above grade.
 4. A sketch showing the location of all existing and proposed signs on the premises.
 5. A sketch or description of the advertising copy on the proposed sign.
 6. If required, a drawing showing clearly the structural elements.

3. Installation and Maintenance: The installation of all signs shall be in compliance with the appropriate chapter of the State Structural Specialty Code in effect. No signs shall be erected, relocated, or maintained to prevent free ingress to or egress from any door, window, or fire escape required by code. All signs shall be maintained in a safe, complete, and neat condition.
4. For the purpose of this chapter, the zoning districts are as follows:
 - A. Residential: Single-Family Residential (R-1), Single-Family/ Duplex Residential (R-2), Multiple-Family Residential (R-3), Residential Certified Factory-Built Home Park (R-5), Restricted Waterfront Residential (R-W).
 - B. Professional: Residential-Professional (R-4P), Medical Park (MP).
 - C. Commercial: Central Commercial (C-1), General Commercial (C-2).
 - D. Industrial: Industrial-Commercial (I-C), General Industrial (G-I), Waterfront Industrial (W-I).
 - E. Quasi-Public: Park/Cemetery (QP-1), Watershed (QP-2), Public Educational Facilities (QP-3), Transportation Facilities (QP-4), Buffer (QP-5).
5. Applicability of Ordinance: Murals shall not be considered signs.

Section 3. SIGNS ALLOWED WITHOUT PERMIT

1. Public Signs: Signs of a public, noncommercial nature which shall include traffic control signs, safety signs, danger signs, no trespassing signs, signs indicating scenic or historic points of interest, and all signs erected by a public employee in the performance of public duty.
2. Memorial Signs or Tablets: Non-illuminated memorial signs or tablets indicating the name of a building and/or the date of erection. Exempted signs shall not exceed five (5) feet.
3. Private Traffic Direction Signs: Signs guiding vehicular and pedestrian traffic on private property. Exempt signs shall be less than three (3) square feet, shall not be placed within a public right of way, except by right of way use permit, and shall contain no other advertising copy.
4. Name Plates: Non-illuminated, single-faced, wall-mounted name plates indicating only the name, address, and occupation of the occupant. Exempt signs shall not exceed one name plate per dwelling unit or business, no larger than two (2) square feet, nor a combined area of six (6) square feet for multiple businesses or units.

5. Construction Signs: Signs identifying the architect, engineer, contractor, or other firm involved with building construction, and naming the building or its purpose, and the expected completion date. Only one sign per street frontage shall be allowed not to exceed twelve (12) square feet in residential zones, twenty-four (24) square feet in professional zones, nor thirty-two (32) square feet in all other zones. If there is only one street frontage, more than one sign may be allowed provided the total sign area does not exceed the maximum specified above. These signs shall be removed fourteen (14) days after the building is ready for occupancy.
6. Real Estate Signs: Signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed. Signs are limited to one double-faced sign per property not to exceed six square feet in residential zones, twenty-four (24) square feet in professional zones, nor thirty-two (32) square feet in all other zones. A real estate sign advertising a development of multiple properties, such as a subdivision or industrial park, shall not exceed one square foot per lot, with a maximum size of thirty-two (32) square feet in total area. For multiple properties, one sign of the maximum size may be allowed on each street frontage provided that the signs are 400 feet apart measured along the frontage.
7. Vehicle Signs: Signs painted on or permanently affixed to lawfully parked and operable motor vehicles or trailers.
8. Window Signs: Signs affixed to or painted on the inside or outside of windows and visible from the exterior of a structure.
9. Political Campaign Signs: *[Ord. 208 8/29/94]*
10. Special Event Signs: Signs or outdoor displays of a temporary nature advertising or promoting a specific event, seasonal or holiday decoration or display. These signs may contain or consist of banners, posters, pennants, ribbons, streamers, flags or other similar moving devices.
11. Attraction Devices: Devices, designs, or symbols which may consist of banners, windsocks, posters, pennants, ribbons, streamers, or other similar non-automated, non-electronic, or non-illuminated moving devices. These devices may not encroach upon a public right of way if they are a hazard to pedestrian or vehicular traffic. See also Section 4(4) this chapter for prohibitions regarding attraction devices.
12. National, State, or City Flags: These signs shall be maintained in a manner which befits the respect due to the entities they represent.
13. Wall-Mounted Signs: These signs shall be exempted in commercial and industrial zones.
14. Sign Maintenance or Changing Copy: Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure unless a structural change is made; changing advertising copy on a billboard, on a reader board, or on a permitted sign if that sign belongs to the same owner or advertises the same business.

Section 4. PROHIBITED SIGNS

1. Obscene or Indecent Signs: Any visual representation or verbal description of sexual conduct, sexual excitement, sado-masochistic abuse, or excretory functions or products, as further defined in ORS 167.060 et seq.
2. Signs Interfering with Traffic: Signs or other devices in any location which, because of position, shape, color, or animation, may interfere with, obstruct or be confused with any authorized traffic sign or highway identification sign; or which use words, "stop," "look," "danger," or other words, phrases, symbols, characters, or animation which would interfere with, mislead, distract, or confuse vehicle operators; and signs located at the intersection of streets or driveways which substantially obstruct clear vision of vehicle operators.
3. Defunct Businesses: Signs which advertise an activity, business, product or services no longer on the premises, including all related off-premise signs.
4. Attraction Devices: Strings, groupings, or clusters of pennants and pinwheels shall not be permitted in the central commercial, professional, quasi-public or residential zones.

Section 5. SPECIAL SIGNS

These signs require a permit and shall conform to the maintenance and safety requirements of Section 2 and to requirements of the underlying zone.

1. Street Banners: Banners erected over authorized public rights of way which advertise events or entertainment of community interest under the sponsorship of a nonprofit organization. These banners may only be erected in places and in a fashion authorized by the Community Development Department for a maximum of 14 days . A longer period of time may be allowed if no other organization reserves the installation.
2. Portable Signs: Signs containing advertising copy which are not permanently affixed to a building, structure, or the ground and are designed to be moved, such as sandwich boards and signs on wheels, and except political campaign and real estate signs. One portable sign per business with a maximum of two (2) faces and ten (10) square feet or less per face is allowed and shall not be charged to the property's allowable sign area. Any excess size over ten square feet shall be charged as shall additional portable signs. Portable signs may be placed in the public right of way fronting the business provided that a safety or vision clearance problem does not result.
3. Off-Premise Signs: Signs other than a billboard which advertise a business, commodity, and/or activity which are not sold, manufactured, or conducted on the premises where the sign is located. These signs shall be charged to the property on which they are located. Therefore, the permit must be accompanied by a written documentation from the owner of the property on which the sign is to be located acknowledging this charge. To allow an unobstructed view of the bay, off-premise signs in the following locations must be wall-mounted:
 - A. On the bayside of Bayshore Drive north of Elrod Avenue.
 - B. On the bayside of South Empire Boulevard south of Newmark.

- C. On the bayside of 6th Avenue south of "F" Street.
4. Billboards: Off-premise signs which are generally for hire. Billboards shall only be allowed in the commercial and industrial zones, except that no billboard shall be allowed on the bayside of Bayshore Drive north of Elrod Avenue, nor on the bayside of South Empire Boulevard south of Newmark Avenue, nor on the bayside of 6th Avenue south of "F" Street.

The size of billboards shall not exceed a total of 300 square feet; back-to-back installation on one supporting structure is permitted. There shall be not more than thirteen (13) billboards permitted within the City which shall be distributed as follows:

- A. Four (4) on Bayshore and/or Broadway between the northern city limits and Market Avenue.
- B. Two (2) on the west side of Broadway between Elrod Avenue and the southern city limits.
- C. Two (2) on the east side of Broadway between Golden Avenue and the southern city limits.
- D. Two (2) on Ocean Boulevard between Pony Creek and Newmark Avenue.
- E. Two (2) on the east side of Empire Boulevard between Newmark Avenue and the southern city limits.
- F. One (1) on the east side of 6th Avenue between "H" Street and "F" Street.

An additional three (3) billboards may be distributed among the streets listed above with the approval of the Planning Commission or the City Council.

Section 6. STANDARDS--RESIDENTIAL ZONING DISTRICTS

1. General: This section shall apply to all residential zones listed in Section 2(4), this chapter.
2. Size:
 - A. Each dwelling unit, including home occupations, shall be allowed one (1) sign with a maximum of two (2) faces not to exceed two (2) square feet in area per face.
 - B. Subdivisions, factory-built home parks, planned unit developments, other housing complexes, and all other uses without structures thereon shall be allowed one (1) additional sign with a maximum of two (2) faces not exceeding twenty-four (24) square feet in area per face to identify the premises.
 - C. Group residential and multiple-family dwellings shall be allowed the greater of either:
 1. One (1) wall-mounted or double-faced free-standing sign not to exceed 15 square feet, or
 2. One (1) wall-mounted sign not to exceed 10% of the property's lot frontage.
 - D. Commercial and civic uses shall be allowed both signs under Section 6(2)C above, except that the smaller sign shall be oriented to a parking area or to the other street frontage on a corner lot.
3. Location:
 - A. In addition to the requirements of Section 2(1), free-standing signs shall be set back at least ten (10) feet from the property line and shall not be placed within the vision clearance area or in a manner which obstructs vision or vehicular traffic.
 - B. Building-mounted signs shall be placed flat against the wall and shall not project from the building nor above the roof line. No sign shall be roof-mounted.
4. Height: Free-standing signs shall not exceed five (5) feet in height from grade to the top of the sign. There are no height limitations for wall-mounted signs, except that no part of the sign shall extend above the roof line.
5. Content: Signs for residential uses shall only bear the name of the occupant and address, and the occupation if the sign advertises a home occupation. The additional sign allowed under 2B and 2C, this section, shall only identify the complex. The content of signs for commercial and civic uses is not restricted.
6. Lighting: No interior illumination or flashing, moving, or animated lights shall be allowed.

Section 7. STANDARDS: COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

1. General: This section shall apply to all commercial and industrial zones established by the Land Development Ordinance, except the zoning districts regulated by Section 8, this chapter.
2. Size:
 - A. The total allowable sign area, exclusive of wall-mounted signs, for each frontage shall be based upon either the lot or building frontage of the business along a publicly-dedicated right of way or upon a building frontage along a parking lot. The total allowable sign area shall be computed at one (1) square foot for each linear foot of lot frontage, or at one and one-half (1.5) square feet for each linear foot of building frontage, whichever is greater. Each sign shall be limited to two (2) faces and no individual sign shall exceed 300 square feet per face. However, all businesses shall be allowed a minimum of thirty-seven and one-half (37.5) square feet of sign area per face, regardless of the amount of frontage.
 - B. Multi-story buildings: Ground-floor businesses of multi-story buildings shall be entitled to 100% of the maximum allowable sign area computed for the building based upon the lot or building frontage. Different businesses above the ground floor shall share 50% of that sign area amount.
 - C. Shopping centers: Each business in a shopping center shall be allowed sign area based upon the business's building frontage on a public right of way or parking lot. In addition the shopping center shall be allowed one (1) double-faced sign on each right of way, each not exceeding 100 square feet per face, which shall identify the center itself and may also identify businesses in the center.
3. Location and placement: A sign shall be placed to have exposure from the frontage on which it is computed, in compliance with Section 2(1) and as follows:
 - A. Projecting signs: These signs shall not project more than eight (8) feet beyond the property line and shall not be closer than two (2) feet to any curbline. These projecting signs shall have a minimum clearance of eight (8) feet above a pedestrian walkway and fifteen (15) feet above a public street or alley, driveway, or parking lot.
 - B. Marquee signs: Marquee signs, including signs on awnings or canopies, shall have a minimum clearance of eight (8) feet from the grade of the pedestrian way to the bottom of the sign, and shall not project closer than two (2) feet to any curbline.
 - C. Signs computed by parking lot frontage: Signs computed on building frontage along a parking lot shall be painted on the building or flush-mounted on the wall surface of the building, and shall not extend above the top of the wall.
4. Height: Signs shall not exceed thirty (30) feet in height measured from grade to the highest element of the sign. This requirement shall not apply to signs affixed to the walls or to the roof.

Section 8. STANDARDS: PROFESSIONAL DISTRICTS

1. General: This section shall apply to the Medical Park and Residential-Professional zones established by the Land Development Ordinance.
2. Size:
 - A. Each building of a commercial or civic use shall be allowed either one (1) double-faced sign no greater than twenty-four (24) square feet or two (2) single-faced signs no greater than twenty-four (24) square feet each.
 - B. Residential uses shall conform to the requirements of Section 6(2) A, B, and C.
3. Location and Placement: Signs may be located anywhere on the property, except in compliance with Section 2(1) and as follows:
 - A. Residential signs: Free-standing signs shall be set back at least ten (10) feet from the property line and shall not be placed within the vision clearance area or in a manner which obstructs vision or vehicular traffic. There shall be no roof-mounted signs.
 - B. Commercial and civic uses: Signs shall not project over public property.
4. Height: Free-standing signs shall not exceed five (5) feet in height from grade to the top of the sign. There are no height limitations for wall-mounted signs, except that they shall not extend above the roof-line.
5. Lighting: No flashing, moving, or animated lights shall be allowed.

Section 9. STANDARDS--QUASI-PUBLIC DISTRICTS

1. General: There shall be no special requirements applied in the Quasi-Public zones established by the Land Development Ordinance, except that:
 - A. All zones: No flashing, moving, or animated signs shall be allowed, score boards excluded. Electronic reader boards no longer than 50 square feet are allowed in QP-3 zones provided staff finds the reader board is compatible with uses in the surrounding zones and written notice of the decision is sent to the Planning Commission and all property owners within 250' of the subject property.
[ORD.176 8/20/91]
 - B. Buffer District (QP-5): Signs shall be limited to directional and informational signs associated with permitted uses and shall not be over one and one-half feet square.

CHAPTER 3.22 MANUFACTURED HOME SPECIAL SITING STANDARDS

Section 1. TYPE AND SIZE

1. The manufactured home must be multi-sectional and enclose a space of not less than 1000 square feet.

Section 2. SITING REQUIREMENTS

1. The manufactured home must be placed on an excavated foundation area such that the bottom of the floor joist of the manufactured home is located not more than twelve (12) inches above exterior finished grade. The home shall be enclosed at the perimeter with a concrete or concrete masonry wall which extends from the bottom of the excavated area to the underside of the manufactured home. Said wall must be trimmed at the meeting with the home to approximate the appearance of a concrete foundation for a conventional single family dwelling.
2. The twelve (12) inch requirement does not apply to units located within the 100 year floodplain.

Section 3. ROOF

1. The manufactured home must have a sloping roof with a minimum pitch of three feet in height for each 12 feet in width.

Section 4. SIDING

1. The manufactured home must have conventional wood or textured siding material and have a shake or shingle roof.
2. Deviation to this standard is allowed if the owner can document the manufactured home's siding or roofing material is comparable to the predominant materials used for single family dwellings located 250 feet from the external property boundaries.

Section 5. INSULATION

1. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards equivalent to that required for a single-family dwelling constructed pursuant to Uniform Specialty Code as defined in ORS 455.010.
2. Documentation that the home meets "Super Good Cents" energy efficiency standards is acceptable in lieu of the manufacturer's certification.

Section 6. GARAGES OR CARPORTS

1. An attached garage is required when the predominant construction of dwellings located within 250 feet of the external boundaries of the subject property provide attached garages. Likewise, a detached or attached garage is required when detached garages are found to be predominant. At a minimum, a carport must be provided for the manufactured home.

2. In all cases, the garage or carport must be constructed with roofing and siding which is the same as that used on the manufactured home.

Section 7. UNAUTHORIZED LOCATION

Manufactured homes are not permitted on property located 100 feet from the external boundaries from property identified in the State Inventory of Historic Property, the National Register of Historic Property, or property designated in the Comprehensive Plan as a Historic District or Cultural Resource.

[ORD. 206 2/15/94]

CHAPTER 3.23 EMPIRE WATERFRONT SETTLEMENT DESIGN REVIEW

[ORD. 302 3/6/2001]

Section 1. PURPOSE

The provisions of this chapter are intended to:

1. Provide a mechanism to promote the educational, cultural, economic, and general welfare of the community.
2. Provide an opportunity to reclaim the waterfront heritage setting and to guide private and public development in a direction that strengthen a relationship with that setting.
3. Guide the construction of private and public development to evoke the architectural styles which existed in Empire from the mid-to-late 1800s.

Common architectural styles of the time period include Cascadian Rustic, Plank Styles, False Front, Salt Box, Queen Anne and Victorian.

Section 2. DEFINITIONS AND EXEMPTIONS

1. The "design area" includes lots or parcels abutting Newmark Avenue or any portion of a structure that is contiguous to a structure located on a lot or parcel abutting Newmark Avenue. The design area extends west along Newmark Avenue from the intersection of Ocean Boulevard to Empire Boulevard. All development must comply with an architectural design review according to Chapter 5.21.
2. For commercial uses and the purposes of this chapter, development is defined as any new structure or an extension or increase in floor area or height of an existing, structure, or change to the style, signage, color, window (size/pattern/material), siding or detailing on the exterior of any existing building. Alterations to a structure are considered development when there is a change in design, material or external appearance.
3. The provisions of this chapter shall not prevent construction, reconstruction, alteration, restoration, demolition or removal of any building or portion of a building when the Building Official or Fire Marshal determines that such an emergency action is required for the public safety due to an unsafe or dangerous condition.
4. Ordinary maintenance or repair of the exterior of a structure that does not involve a change in design, or external appearance is exempt from design review. Similar or like materials must be used for the maintenance or repair.

Examples of maintenance include, but are not limited to, the following: a window may be replaced with the same type of glass, framing material and style of window; siding in disrepair may be replaced with siding of the same or similar material.

Exterior alterations which involve replacement with dissimilar materials and/or any new construction, that is not visible from Newmark Avenue, are exempt from design review.

5. The color of paint or stain to be applied to the exterior of the building that is visible from Newmark Avenue, is a ministerial decision to be made by the Community Services Director, or designee. The proposed colors must be from, or similar to, the Community Services Historical Color Palette, located in the Community Services Department.

In a 12-month period, if less than 10% of the paintable wall area, visible from Newmark Avenue, is to be covered with the building's existing paint color or stain, approval of the color is not necessary.

Section 3. ARCHITECTURAL DESIGN

The architectural design review goals and standards are intended to supplement the development standards of the General Commercial (C-2) zoning district. Where the provisions of this section conflict with the provisions of the zoning district, the stricter shall apply.

1. Intent:

The intent of the architectural design review goals and standards is to ensure that proposals for development evoke the appearance of the prevailing architectural styles of buildings as they might have existed if constructed in the Empire area during the mid-to-late 1800s. For the purposes of this Chapter, these styles are referred to as the "designated historic styles." "Historical Buildings of Empire and Front Street," a notebook of photographs from the historical time period, is available for review at the Community Services Department, Planning Division.

2. Architectural Design Review Goals and Standards:

In order to be approved, a design proposal must comply with both the architectural design review goals and standards.

- A. Architectural design review goals are the conceptual framework establishing the underlying objectives to be achieved by development in the design area. Architectural design review standards are the approval criteria developed to implement the architectural design review goals and used to review development.
- B. Architectural design review standards are mandatory approval criteria used in the design review process. A design review application will be approved if the review body finds the applicant has shown the proposal complies with the architectural design review standard, provided, however, one or more of the architectural design review standards may be waived as part of the design review process if the applicant can demonstrate the proposal satisfies the architectural design review goals for the design area.
- C. The factors which will be used in the evaluation process include architectural style of the proposal; compatibility with scenic values and architectural resources in the design area; design quality; structural placement; dimensions; height; bulk; lot coverage by structures; exterior appearance of the building; open areas; and landscaping.

3. Architectural Design Review Goals:

- A. Building Design – Massing: Massing is defined as a composition of 2-dimensional shapes or 3-dimensional volumes, which gives the impression of weight, density and bulk. If the following architectural design review goals are met in the architectural design of development acceptable massing may be accomplished:
1. Design should result in buildings with a perceived size that maintains a human scale street that is comfortable for and attractive to pedestrians;
 2. Design should result in a quality street environment that is attractive to pedestrians, and development;
 3. Buildings of historic significance and merit should be preserved. Maintain or restore as many of the proportions, dimensions and architectural details of historical significance which were original or added to the building during the designated historic period; (The identified historic building in the design area is the house at 476 Newmark Avenue.)
 4. New or remodeled structures abutting or directly across from a building that has been identified as historic should be designed so as to preserve, and not detract from, the historic context and merit of the building; and
 5. Buildings should have consistent visual identity from all sides visible to the general public from Newmark Avenue.
- B. Building Design – Articulation: Articulation is defined as the emphasis given to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces. If the following design review goals are met in the architectural design of development, acceptable articulation may be accomplished:
1. Doors and window patterns should evoke buildings constructed during the designated historic period; and
 2. Finish materials, details and colors should evoke the designated historic styles and period.
- C. Signage: Design for signs should emulate signage that existed during the Designated historic period.

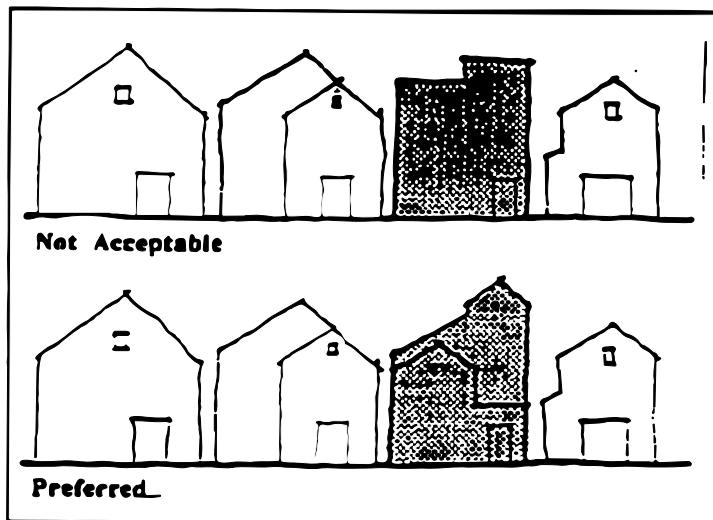
4. Architectural Design Review Standards

The purpose of the architectural design review standards, along with the notebook, "Historical Buildings of Empire and Front Street," is to serve as a resource for designing development that will satisfy the architectural design review goals of the architectural design review standards for the design area. Design proposals may be approved if the following architectural design review standards are met in the architectural design of development.

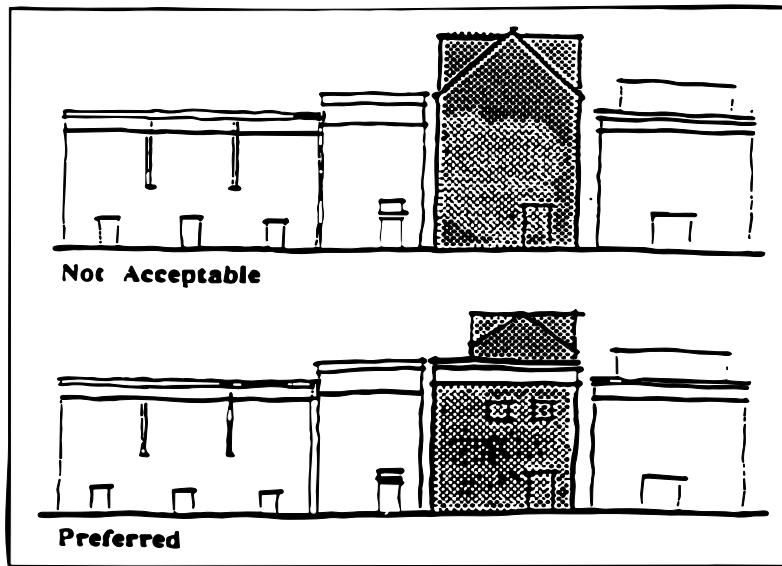
A. Building Design - Massing

1. Use articulation on either new or existing building facades to reduce the bulk of buildings. Methods include, but are not limited to, the following:
 - a. Modulation;
 - b. Broken rooflines; or
 - c. Building elements such as balconies, chimneys, porches or other entry details, and landscaping.
2. Use architectural features such as cornices or other details that lower the apparent height of the building.
3. Place display windows at the street level around the exterior of larger commercial buildings.

The pattern and proportion of windows, doors and other glazed areas is important in determining the building's architectural character.



Rooflines can reinforce the architectural character of a street.



Architectural features like cornices can relate to adjacent buildings, lowering the apparent, conflicting height of the building.

4. Larger building facades shall be broken down into units that resemble the size of storefront facades from the historical era. When the front elevation of a structure is more than 750 square feet in area, divide the elevation into distinct areas by:
 - a. Creating a bay window or other building extensions of at least one foot or more from the main structure;
 - b. Creating a roof pediment that is the full width of the structure; or
 - c. Setting part of the facade back one or more feet from the rest of the facade.

5. For existing buildings of historic significance:
 - a. Restore or retain as many historic features as possible;
 - b. Maintain or restore original proportions, dimensions and architectural elements;
 - c. Select paint and material colors which are historically accurate, coordinate the entire facade, and do not conflict with adjacent buildings; and
 - d. Consult available historical resources such as the Coos Historical Society, private historians or photographic archives.

6. At locations across from, abutting or adjacent to buildings of historical significance:

- a. Use a roofline that emulates the historic building;
 - b. Use doors, windows, materials and details similar to the historic building; and
 - c. Break up the building facade using articulation which reflects the scale and proportions of the historic building.
7. Flat roofs are permitted with detailed stepped parapets.
 8. The facade must be designed to emphasize the center or primary entrance(s).
 9. Continue exterior materials, architectural detailing, and color scheme around all sides of the building visible to the public from Newmark Avenue. Buildings must present an equivalent level of quality of materials, detailing and fenestration on all sides visible to the general public from Newmark Avenue.
 10. Reserve bright colors and black for trim or accents unless it is consistent with the architectural style.
 11. Use of reflective exterior materials where glare would shine into nearby buildings is prohibited.

B. Building Design – Articulation:

Finish Materials:

1. Facades shall be varied and articulated to provide visual interest to pedestrians.
2. Buildings should use wood or simulated wood products as their exterior finish material on elevations exposed to view from locations accessible by the public.
3. Plain plywood or grooved plywood panels should not be used as exterior finish materials on elevations exposed to view from locations accessible by the public.
4. Concrete or concrete block should not be exposed to view as exterior finish materials except for foundation walls not extending more than one foot above the finished grade level adjacent to the wall.
5. Metal siding is prohibited for exterior walls.
6. The design, detailing and trimming of the rooflines, porches, windows, doors and other architectural features should be in a manner that is in keeping with the designated historic styles.

7. Glass should be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms.
8. Roofing materials exposed to view should be wood shingles, composition roofing, or wavy corrugated metal roofing (rather than bold rib, box rib or v-beam) in a subdued color that is in keeping with the historic styles noted. Decorative features such as cupolas, cresting, chimneys, barge (rake), and soffit/fascia trim are encouraged if it is consistent with the architectural style.
9. Light fixtures should be integrated with architectural elements. decorative light fixtures that are in keeping with the historic styles are encouraged.
10. Exterior light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.

5. Signage:

Standards: The standards below are in addition to the standards in Chapter 3.21. If the provisions conflict, the stricter shall apply. A sign permit is required which will be reviewed by staff.

- A. Signs must be consistent with the character of the facade, the building on which they are situated and the abutting and adjacent area. Review for consistency includes, but is not limited to, evaluation of size, shape, position, materials and illumination in relationship to the facade and abutting and adjacent developments.
- B. Signs on a business front are limited to a building sign on each building face (identifying the building name), a sign for each business entry (vehicular or pedestrian), and interior painting of street front windows.
- C. Signs shall have a minimum clearance of eight (8) feet above a pedestrian walkway and fifteen (15) feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two (2) feet to any curblin. A projecting sign shall not project more than eight (8) feet beyond the property line.
- D. All signs shall:
 1. Be of an appropriate size and design;
 2. Be sited sympathetically on the building;
 3. Not obscure or remove detailing on the building;
 4. Be designed as part of the building and not treated as an unrelated addition; and
 5. Be related to the style and character of the building or area.

E. Allowed sign types:

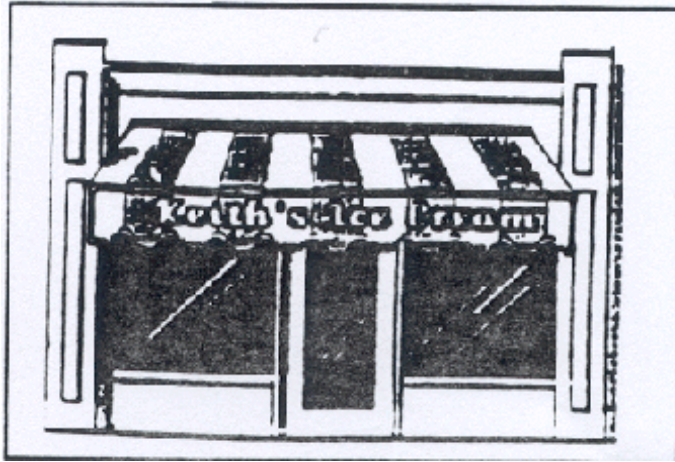
1. Wall/Fascia sign: A wall/fascia sign is defined as the vertical surface of a wall/fascia which is suitable for sign attachment. A wall/fascia sign must not extend across two store fronts or across separate buildings.



2. Projecting or hanging sign: A projecting or hanging sign is defined as a sign where the message area is displayed perpendicular to the building facade.



3. Awning sign: An awning is any structure made of fabric, or similar material with a painted metal frame which is attached to a building and projects over a public walkway. An awning shall have no soffits, plastic components or internal lighting. Plastic awning fabrics are prohibited. Advertising material attached to an awning is an awning sign.



4. Roof sign: Any sign that is displayed upon or supported in any way by a roof.
- a. Roof signs are discouraged.
 - b. Where the design of a building dictates that a roof sign is necessary, the sign must:
 1. Be related to the style and character of the building or area; and
 2. Not project above the roof ridge line.
5. Marquee sign: A marquee sign is defined either as a fascia sign or a projecting sign or awning sign which contains moveable letters or devices. A marquee sign shall not contain any plastic parts and shall not be internally illuminated.
6. Interior painted window signs: These signs are regulated. However, interior painted window signs with holiday themes are allowed for up to 45 days without approval of a sign permit.
7. Miscellaneous: In addition to the above sign types, other types of signing may be appropriate if it meets the criteria listed in 5(A) through 5(E), above.
8. Neon sign: Any sign where neon or other gas contained in tubing is illuminated by the application of electric current is prohibited.
9. Pole mounted or freestanding sign: These signs are subject to review.
10. Sandwich Board: These signs are prohibited.

TABLE 10.

PROPOSED HISTORIC COLOR PALETTE
FOR THE EMPIRE HISTORIC DISTRICT

STYLE CLASSIFICATION:

PROPOSED PALETTE:

Cascadian Rustic:

Body and Trim: HC 40-51 and 64-75.

Plank Style:

Unfinished

False Front:

Body and Trim: HC 85-87, 103-107
Downing Sand, Stone, Earth (100 Years of Color)

Saltbox:

Body Color: Colonial Revival Series (100 Years of Color). Also, HC 4-6, 31-33, 114-120, 127-132, 138-153, 162-165, 169-174, white.

Trim: White

Queen Anne/Victorian:

"Painted Ladies" palette. Rookwood series palette (100 Years of Color).

Vernacular:

Body Color: All of Ben Moore HC palette except: HC 40, 49-51, 61-73, 85, 100, 101, 103, 106, 121, 124-126, 133-135, 154-160.

Trim: Entire palette.

Note: HC = Historic colors from Benjamin Moore Paints.

ARTICLE 4. SPECIAL SITE DEVELOPMENT

CHAPTER 4.1 GENERAL

Numerous land uses may be permitted upon review by the Planning Commission as to the suitability and compatibility of the use with the land. Other kinds of development are permitted with special siting standards in order to guide the applicant and the Commission, this section sets forth specific standards which must be met by special development or by conditional uses.

CHAPTER 4.2 ACCESSORY APARTMENTS

1. Separate ingress and egress must be provided to the outside of the accessory apartment.
2. Structure shall have existed prior to January 1, 1980.
3. Required off-street parking is provided for each unit.
4. Proof that the dwelling units comply with all state and local requirements must be shown.

CHAPTER 4.3 CLUSTER DEVELOPMENT

Section 1. GENERAL

The purpose of permitting cluster development is to provide an alternative to conventional lot and block residential design. It is intended to preserve and enhance open space and natural amenities, maximize the use of land with severe topographical constraints, and may be used to provide solar and wind access. Variation in lot sizes and yards are permitted while maintaining the overall density required by the underlying zoning district.

Section 2. USES

The uses in the development shall conform to the requirements of the underlying zoning district.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS

1. Area: The land area of the cluster development shall be composed of contiguous parcels or lots.
2. Exceptions: All other property development requirements of the underlying zoning district shall apply with the following exceptions:
 - A. Lot size: The minimum individual lot size shall not be reduced more than 50% of the minimum square footage specified by the underlying zoning district.
 - B. Lot frontage: Lot frontage requirements shall not apply.
 - C. Yards: Yard requirements of the zoning district shall only be applied from the development perimeter and from dedicated rights of way. All other yard standards shall meet the uniform Building Code.
 - D. Building coverage: Total building coverage within the development shall not exceed the amount of the lot coverage standard of the underlying zoning district.
3. Parking: The parking requirements specified in Chapter 3.15, Off-Street Parking and Loading, must be met but can be satisfied on the individual lots and/or on the commonly-owned property.
4. Recreation and Open Space: The following specific standards shall apply in addition to the general requirements for recreation and/or open space found in Chapter 3.13.
 - A. Minimum area: Open space and recreational area shall be provided as compensation for the individual lot reductions permitted by this development option. Depending upon the underlying zoning district, the difference between the reduced lot size and that specified as a minimum for the underlying district shall be aggregated and permanently preserved and maintained as commonly-used property in the following proportion: 90% open space use, 10% recreational use.

- B. Plan: A plan shall be submitted containing the following:
1. A map delineating the boundaries of the proposed area.
 2. Written explanation of the purpose of the area and a description of any improvements to be made.
 3. Description of the manner in which the area will be perpetuated, maintained, and administered.
- C. Guarantee: The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before the occupancy of any dwelling.

CHAPTER 4.4 HOME OCCUPATION

Section 1. GENERAL

1. It is the intent of these provisions to assure that home occupations do not infringe upon the rights of other residents or alter the residential character of the area.
2. All home occupations are subject to the approval of a special permit by submitting an application to the Community Development Department.
 - A. Staff-approved: Except for those home occupations under 2.B, home occupations may be approved by staff provided that all the requirements listed in this chapter are satisfied by the applicant. However, staff may refer the review and approval of any permit to the Planning Commission. Any decision of the staff may be appealed to the Commission in accordance with Chapter 5.4.
 - B. Planning Commission approval: Home occupations with the following characteristics are permitted only after securing a conditional use permit in accordance with Chapter 5.13. All other requirements listed in this chapter must also be satisfied by the applicant.
 1. Retail sales on the premises.
 2. More than one non-resident employee or associate working on the premises some or all of the time. The permit shall be effective for three years. Extensions may be approved by filing a new conditional use application.

Section 2. EMPLOYEES

One non-resident associate or employee may be allowed to work on the premises some or all of the time.

Section 3. AREA

The use shall not occupy more than 30% of the existing building coverage of the property.

Section 4. STRUCTURE

1. The character and use of the residence and premises shall not be changed, for example by the use of colors, materials, design, construction, lighting, landscaping, or lack of landscaping.
2. There shall be no special remodeling or major structural alterations of the interior or exterior of the structure which changes its residential use and appearance.

Section 5. EQUIPMENT AND STORAGE

1. No material or mechanical equipment shall be used that will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, smoke, odor, interference with radio or television reception, or other factors.
2. There shall be no outside storage of equipment, products, or materials used in or serviced by the home occupation, other than plant materials.

Section 6. DELIVERIES

No materials or commodities shall be delivered to or from the property which are of bulk or quantity to require delivery by a commercial vehicle or trailer, except such vehicles as a UPS or postal service truck.

Section 7. TRAFFIC AND PARKING

Vehicles associated with the home occupation shall not cause a disturbance or inconvenience to nearby residents.

Section 8. SIGNS

Only one, non-illuminated sign shall be permitted which shall not exceed two square feet and shall bear only the name and/or occupation of the resident.

Section 9. LICENSING

An application for a business license shall be filed and approved.

Section 10. REVOCATION

A home occupation permit with staff approval may be revoked if it is determined by the Planning Commission that one of these criteria has been violated. The violation shall be reviewed at a hearing after due notice is given to the permittee and any complaining parties.

CHAPTER 4.5 CONVENIENCE SALES AND PERSONAL SERVICE

Section 1. RESIDENTIAL CERTIFIED FACTORY-BUILT HOME PARK (R-5)

1. Area: The park must have a total area of at least ten (10) acres.
2. Restriction: The use provides the sale of retail goods which meets the daily shopping needs of the park residents.
3. Structure: The building shall retain a residential appearance.
4. Parking: Required off-street parking is provided.
5. Signs: No additional advertising shall be permitted.

Section 2. ALL OTHER DISTRICTS WHERE PERMITTED

1. Restriction: Commercial uses may be permitted in some residential districts only if these uses provide a service or sale of retail goods which meets the daily shopping needs of the neighborhood. The hours of operation may be regulated.
2. Location: The use shall be located on an arterial or collector street.
3. Parking: Required off-street parking is provided.
4. Screening: Buffering designed to obscure the view of the use from abutting residential property shall be required. This buffering shall be achieved by solid fencing or a solid hedge of vegetation.

CHAPTER 4.6 PLANNED UNIT DEVELOPMENT

Section 1. GENERAL

The planned unit development process is established to encourage the development of single tracts of land as one project. Deviation from specific site standards is allowable as long as the general purposes for the standards are achieved as the general intentions of the ordinance are observed. This overall planned approach is appropriate if it maintains compatibility with surrounding areas and creates an attractive, healthful, efficient, and stable environment. It is the intent of the planned unit development to:

1. Achieve a more efficient utilization of land through shared facilities and services, thereby economizing on development costs.
2. Afford innovative design opportunities rather than the conventional lot-and-block land use so that a developer gains freedom in the placement and uses of buildings and open space, and in the design of facilities and traffic circulation systems.
3. Maximizes development potential of building sites constrained by special features such as topography, shape, or size while minimizing the potential for hazardous conditions.

Section 2. PERMITS REQUIRED AND INITIATION

When required, the right to proceed with a planned unit development shall be determined through the conditional use permit process. Development design of the site shall be reviewed through Site Plan and Architectural Review. However, depending upon the marketing of the land, this review may be replaced by subdivision or major partitioning procedures. Substantial design changes in approved plans shall be approved under the same procedure.

Application for these permits can be initiated by the property owner or authorized representative.

Section 3. PREAPPLICATION

The applicant shall submit to the Department of Community Services a sketch plan and discuss the proposed development in relation to:

1. City comprehensive plan.
2. State law requirements.
3. Land Development Ordinance and other City policies.

4. Special problems associated with the land or proposed development.
5. General design of all streets and utilities, particularly affecting on-site and adjacent property development.

Changes or modifications in the sketch plan shall be discussed by city staff and other appropriate agencies to provide all parties an understanding of the full scope of the proposed development.

Section 4. APPLICATION

Application requirements are specified under Chapter 5.11, Site Plan and Architectural Review, and/or Chapter 5.16, Land Division: Major Partition II and Subdivision.

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS

1. Minimum Area: A planned unit development shall require a minimum gross area of two (2) acres.
2. Permitted Uses: Any uses permitted or conditional in any residential zone of the City may be permitted in the residential planned unit development as a part of the conditional use process, regardless of the underlying zoning district. Within commercial or industrial districts, the conditional and permitted uses of the underlying district shall be permitted.
3. Density: The overall density permitted by the underlying zoning district shall govern the density of the development. However, an increase in overall density may be approved if the applicant satisfactorily demonstrates distinctiveness and excellence in siting or design, or provides specific property development improvements that surpass ordinary ordinance requirements.
4. Access and Roads:
 - A. There shall be vehicular and pedestrian access to the development from a dedicated and improved street.
 - B. Private streets within the development shall be paved according to the following minimum standards:
 1. Eighteen (18) feet where no on-site parking is allowed.
 2. Twenty-eight (28) feet where on-street parking is allowed only on one (1) side of the right of way.

3. Thirty-six (36) feet where parking is permitted on both sides of the right of way.
4. All private streets within a Planned Unit Development shall be designed and constructed to City standards.
5. An additional three (3) feet on each side of pavement shall be designated as right of way area in which no construction shall take place.
6. All streets within the Planned Unit Development shall be named as approved by the Commission. The owner or operator of the development shall furnish, install, and maintain street signs of a type approved by the Commission.

5. Services:

- A. Fire protection: On-site fire protection facilities shall be provided in accordance with current regulations and requirements of the City pertaining to such development.
- B. Lighting: All roads within the Planned Unit Development shall be lighted at night to provide a minimum of 0.35 foot-candles of illumination.

6. Recreational Areas and/or Open Space (residential only):

- A. Minimum area: Not less than forty (40) percent of the total gross area shall be so designated. Any area designated as recreational and/or open space shall contain a minimum area of three thousand (3,000) square feet with a minimum dimension of thirty (30) feet.
- B. Plan: The plan shall contain the following:
 1. The boundaries of the proposed area.
 2. A written explanation of the purpose of the area and a description of any improvements to be made.
 3. A description of the manner in which the area will be perpetuated, maintained, and administered.
- C. Guarantee: The preservation and continued maintenance of property commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Department of Community Services before occupancy of any dwelling.

7. Off-Street Parking and Loading: The provisions of Chapter 3.15 shall apply.
8. Signs: The provisions of Chapter 3.21 shall apply.

Section 6. FEES

1. Site Plan and Architectural Review or Plat Filing Fee.
2. Plan Check Fee: As part of the site plan or plat review, the construction plans and specifications shall be submitted for review. At this time the applicant shall pay a plan check fee established and set by resolution of the City Council. If these plans must be corrected and then rechecked, the applicant shall also pay any additional actual costs incurred.
3. Inspection Fee: The fee for the City's ongoing inspection of street and utility improvements shall be established by resolution of the City Council. This fee shall be advanced by the applicant prior to the issuance of any construction permit. Additional inspection costs incurred by the City exceeding the initial case advance established by resolution shall be based upon actual costs and shall be paid before the City formally accepts the public improvements. Any portion of the cash advance not expended shall be refunded to the applicant after staff determines inspection is complete. The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for review.
4. Bond, Cash, or Security Deposit for Public Improvements: A surety or performance bond, cash, or negotiable security deposit approved by the Council shall be filed for the public improvements in the amount established by resolution of the City Council. (The deposit or bond shall be paid prior to the issuance of any permits by the City.) Terms of the bond or deposit are discussed further in Section 7.3. The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for final determination.

Section 7. REQUIREMENTS FOR IMPROVEMENTS

1. Construction Plans and Specifications: As part of the site plan or plat review, the applicant shall submit to the Department of Community Services construction plans, profiles, and cross-section drawings, and specifications for the required utilities and streets, accompanied by a Plan Check Fee. These plans will be reviewed, and the applicant will be notified in writing of compliance with city requirements or of any necessary modifications. The final drawings and specifications shall be permanently filed with the Department.

A copy of water system plans shall be submitted to Public Works by the applicant.

2. Contract for Improvements: Within 48 months of approval of site plan or plat review and of the improvement plans and specifications, but prior to the issuance of any construction permits, the applicant shall be required to enter into an agreement to construct and/or improve facilities to serve the development. Prior to the issuance of any construction permits, the applicant will submit the Inspection Fee and also post a performance bond, cash, or security deposit guaranteeing the completion of the contracted provisions. All contracted improvements shall be completed within 24 months after the bond or surety is posted. If the applicant is unable to complete the improvements within two years with good cause, a one-year extension may be granted by the Department of Community Services. Further extensions must be approved by the Planning Commission.
3. Bond and/or Surety, Cash or Security Deposit Provisions: The assurances for completion of improvements shall be filed with the City Recorder in the non-negotiable amount established by resolution of the City Council. The bond or deposit shall:
 - A. Name the City as obligee.
 - B. Be in a form approved by the City Attorney.
 - C. Be conditioned upon the final approval and acceptance of the development.
 - D. Provide full warranty for the improvements for a minimum of two years from the date of final acceptance by the City.
 - E. Be forfeited to the City if the applicant does not complete the requirements within the agreed-upon time limit, or if the applicant has created a hazard causing imminent danger to the public health and safety within or adjacent to the development which the developer fails to correct.
 - F. Cover any costs, attorney fees, and liquidated damages resulting from delay or failure to meet the deadline.
4. Construction: Construction of improvements may begin in accordance with the agreement. During this phase of development, the applicant shall be required to prepare record drawings of all improvements. Special attention shall be given to underground utilities.
5. Acceptance of Improvements: Upon completion of the improvements the applicant shall submit record drawings to the Department of Community Services of the street and sanitary/storm sewer plan profiles.

Section 8. FILING

An original or exact copy of the plan of the development shall be filed within seven (7) days of the Commission approval with the Department of Community Services. The staff shall indicate acceptance of the map and shall keep and maintain it as a permanent record.

CHAPTER 4.7 COMMERCIAL RECREATIONAL VEHICLE PARK

Section 1. PERMITS REQUIRED

The right to proceed with a commercial recreational vehicle park shall be determined through the conditional use permit process. Development design of the project shall be reviewed through Site Plan and Architectural Review.

Section 2. RESTRICTIONS

Recreational vehicles shall not remain on a single unit space continuously for more than sixty (60) days.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS

1. Minimum Park Area: No requirements other than necessary to comply with all state and local requirements.
2. Unit Density: The number of units permitted shall conform to state requirements.
3. Roads and Streets:
 - A. Any of the following improvements may be required at the discretion of the Department of Community Services if roads and streets within a commercial recreational vehicle park are not paved:
 1. Provide gravel, oil mat, and/or durable, dustless surface to control dust.
 2. Pave driveways and aprons to prevent debris from entering the street or right of way, sidewalk, or storm sewerage system.
 3. Install grates at the access in accordance with Public Works specifications to catch gravel and dirt.
 4. Provide adequate drainage to dispose of runoff.
 - B. All roads and streets within parks shall be named as approved by the Planning Commission. The owner or operator of the park shall furnish, install, and maintain street name signs of a type approved by the Department of Community Services.
4. Services:
 - A. Sanitation facilities:
 1. Restrooms and sanitary dump stations shall be provided in accordance with Oregon Health Department requirements.

2. Laundry facilities shall be provided with washers and dryers provided at the ratio of one washer and one dryer for each twelve (12) unit spaces or fraction thereof. These facilities shall only be used by park occupants.
3. Trash receptacles shall be provided in accordance with Oregon Health Department requirements.
4. The owner-operator of a park shall be responsible for the sanitary condition of the park ground and buildings.
5. No pets shall be permitted to run at large; all pets shall be leashed. Pets shall not be permitted to cause a hazard to the health of other park occupants.

B. Utilities:

1. All utilities shall be installed underground throughout the park.
2. All parks shall be connected to a supply of potable water for domestic use and to a public sanitary sewer system.

C. Fire Protection:

1. No unit space may be occupied that is not located within five hundred (500) feet, following the street right of way, of a fire hydrant. Existing unit spaces now located or occupied at a distance greater than five hundred (500) feet from an approved hydrant may continue until the park is expanded in size or number of unit spaces. At the time of expansion the owner or operator shall have installed one or more hydrants at locations to comply with this requirement. The Coos Bay Fire Department shall be authorized by the owner to inspect the hydrants in accordance with current standard procedures and to require periodic tests when necessary.
2. No parking shall be permitted within ten (10) feet of a fire hydrant.

D. Drainage: The ground surface shall be graded and furnished with drainage facilities to drain all surface water in a safe, efficient, and sanitary manner.

E. Lighting: All roads within the park shall be lighted at night to provide a minimum of 0.35 foot-candles of illumination

5. Recreational Area:

- A. Minimum area: Recreational area shall be computed at one hundred (100) square feet per unit space.

- B. Plan: The site plan shall contain the following:
 - 1. Boundaries of the proposed area.
 - 2. Written explanation of the purpose of the area and a description of any improvements to be made.
 - 3. Description of the manner in which the area will be perpetuated, maintained, and administered.

 - C. Guarantee: The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Department of Community Services before occupancy of any dwelling.
6. Landscaping, Fences and Walls:
- A. All exposed ground surfaces in all parts of the park shall be protected and maintained with landscaping to include plant material, paving, gravel and/or other solid material that will prevent soil erosion, mud and dust within the park.
 - B. If the commercial recreational park borders a residential zone, protection, containment, and buffering shall be provided by means of landscaping, fences, or a combination of both which shall provide a total of 90% closure between the park and the adjacent residential zone.
 - C. All storage and trash areas must be enclosed by fences and/or walls and screened from public view.
7. Off-Street Parking: The provisions of Chapter 3.15 shall apply.
8. Unit Spaces:
- A. All unit spaces shall be provided with connections for electricity, domestic water, and sanitary sewer, unless otherwise permitted by the Planning Commission. In no case shall the Commission allow more than forty (40) percent of the unit spaces provided within a park to deviate from these standards.
 - B. If unit spaces within a commercial recreational vehicle park are not paved, gravel, oil mat, and/or durable, dustless surface to control dust may be required at the discretion of the Department of Community Services.

9. Permanent Structures:

- A. The park office, manager's residence, laundry, recreational, storage, and sanitation buildings shall be the only permanent structures permitted within a park. Certified factory-built homes shall not be permitted within a park; except, a certified factory-built home can be used as a manager's residence in a park provided it meets all of the property development requirements in Chapter 2.18, Section 5, (4). *[ORD. 165 8/7/90]*

- B. All stationary and permanent structures erected in a park shall conform to all applicable City building regulations.

CHAPTER 4.8 MANUFACTURING

Section 1. GENERAL

The characteristics and surrounding impacts of manufacturing uses are so varied that it becomes practically impossible to make a simple use classification which will comply with the overall intent statements of the commercial and industrial zoning districts. Therefore, specific standards for the siting of manufacturing businesses are established in this chapter.

Section 2. CENTRAL COMMERCIAL ZONING DISTRICT (C-1)

1. General: Allowing manufacturing uses in this zoning district shall be guided by the principals that:
 - A. The process requires the use of light, hand-operated machinery or equipment or equipment as opposed to automated mass-production.
 - B. The use is compatible with allowable commercial uses in appearance.
 - C. No byproduct results that could cause on-site contamination of air, land, water, or noise quality.
2. Permits Required: The right to proceed with a manufacturing use shall be determined through the conditional use permit process, in accordance with the provisions of this section and of Chapter 5.13, Conditional Use Permits. All other required state and federal permits must be secured.
3. Property Development Requirements:
 - A. Retail sales: Direct sales to consumers of the product must be provided on the premises and made publicly known to be available.
 - B. Storage of materials or equipment: All material, equipment, and product storage or display shall be entirely within an enclosed building.
 - C. Noise: The noise generated by manufacturing uses at the property line shall not exceed permitted levels established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise, the applicant may be required to show written compliance with state regulations.
 - D. Odor: The process shall produce no odor outside of the building which is generally accepted to be offensive.
 - E. Byproducts: Any byproduct of the manufacturing process shall be disposed of off the premises. There shall be no emissions, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution outside of the building as a result of the manufacturing process. If there is doubt that the proposed use will violate these standards or if a valid complaint as been registered about these pollutants, the applicant may be required to show written compliance with state or federal regulations.

Section 3. GENERAL COMMERCIAL ZONING DISTRICT (C-2)

1. General: Allowing manufacturing uses in this zoning district shall be guided by the principals that:
 - A. The process requires the use of light, hand-operated machinery or equipment as opposed to automated mass-production.
 - B. The use is to be compatible with allowable commercial uses in appearance.
 - C. No byproduct results that could cause on-site contamination of air, land, water, or noise quality.
2. Permits Required: The right to proceed with a manufacturing use shall be determined through the conditional use permit process, in accordance with the provisions of this section and of Chapter 5.13, Conditional Use Permits. All required state and federal permits must be secured.
3. Property Development Requirements:
 - A. Retail sales: None required.
 - B. Storage of materials or equipment: All materials used in the manufacturing process shall be stored within an enclosed building. Product equipment storage or display is permitted outside.
 - C. Noise: The noise generated by manufacturing uses at the property line shall not exceed permitted levels established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise, the applicant may be required to show written compliance with state regulations.
 - D. Odor: The process shall produce no odor which is generally accepted to be offensive outside of the building.
 - E. Byproducts: Any byproduct of the manufacturing process shall be disposed of off the premises. There shall be no emissions, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution outside of the building as a result of the manufacturing process. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about these pollutants, the applicant may be required to show written compliance with state or federal regulations.

CHAPTER 4.9 ACCESSORY USE OR BUILDING ON A SEPARATE LOT OR PARCEL

Section 1.

An accessory use or building may be located on a neighboring lot or parcel provided:

1. The neighboring lot or parcel is within 20 feet of the principal property, and
2. The neighboring lot or parcel is within the same zoning district as the principal property, and
3. A deed restriction approved by the Department of Community Services is filed with the County Clerk which states:

"The following described property on which an accessory building is to be built (insert description of neighboring property on which accessory building is to be built) cannot be sold or otherwise transferred separate from the following described property: (insert description of property on which the principal use is located) on which the principal use is located. This restriction shall remain in effect until the City of Coos Bay Department of Community Services finds the accessory building is accessory to a principal use on the same property or the accessory building no longer exists."

[ORD.153 3/20/90]

ARTICLE 5. ADMINISTRATIVE PROVISIONS

CHAPTER 5.1 AUTHORITY

Section 1. CITY COUNCIL

1. Authority and Responsibility: The state has delegated the responsibility for adopting land use plans and controls to the City Council. The City has adopted this Code pursuant to its responsibilities to secure the health, safety, and welfare of its citizens and also pursuant to its home rule authority. The City Council may create a Planning Commission or other committees for the purpose of formulating and implementing such plans and controls.

In addition, the state has authorized the Council to act upon applications for certain kinds of permits or to delegate its authority to act upon such applications.

When the Council grants or denies such permits, either on original review or on appeal, the Council acts as a quasi-judicial body and makes quasi-judicial decisions. The Council is therefore subject to the rules of procedure and evidence which govern the making of such decisions.

2. Powers and Duties: The City Council has the following powers and duties in addition to any others it may now have, be given, or confer upon itself. The City Council:
 - A. May adopt, amend, supplement, or repeal plans and policies for the development of the community.
 - B. May adopt, amend, supplement, or repeal the text of any provisions or regulations of this ordinance or the boundaries of the districts established on the Land Development Ordinance Map.
 - C. Shall review decisions of the Planning Commission and staff.
 - D. Shall appoint the members of the Planning Commission.
 - E. May attend and observe any session of the Planning Commission.
 - F. May establish a reasonable schedule of fees with respect to matters under this code.
 - G. May require or receive testimony from the Planning Commission or staff.

Section 2. PLANNING COMMISSION

1. Creation and Purpose: A City Planning Commission for the City of Coos Bay, Oregon has been created pursuant to ORS 227.020 and City Ordinance No. 3
2. Membership:
 - A. The City Planning Commission shall consist of seven (7) members to be appointed by the City Council.
 - B. The term of office of members of the Commission shall be four (4) years. Any vacancy in office shall be filled by the City Council for the unexpired portion of the vacant term.
 - C. Upon expiration of a term or vacancy, the Council shall solicit applications after publicly announcing the vacancy and shall hold a ballot vote. Any person receiving a majority vote shall be appointed to the Planning Commission. If no person receives a majority vote, the two receiving the most votes shall be voted upon again. The one receiving the majority vote shall be appointed to the Planning Commission.
 - D. A member may be removed by the City Council, after hearing, for misconduct or nonperformance of duty. A member who is absent from three (3) consecutive meetings without excuse as approved by the Planning Commission is presumed to be in nonperformance of duty and the Planning Commission shall recommend to the Council to declare the position vacant, unless finding otherwise.
 - E. The Planning Commission may make and alter rules and regulations for its operation and procedures consistent with the laws of this state and with the City Charter and ordinances of the City of Coos Bay, subject to review and approval of City Council. Membership shall comply with state statute.
3. Presiding Members: At its first meeting of each calendar year, the Commission shall elect a chairman and vice-chairman who shall have voting member status. When the chairman is absent, the vice-chairman shall be presiding officer. The term of office shall be one (1) year with eligibility for re-election.
4. No Compensation: Members of the City Planning Commission shall receive no compensation but shall be reimbursed for duly authorized expenses. The City Planning Commission shall keep an accurate record of all expenses of the Commission.
5. Quorum: A majority of the members of the Planning Commission shall constitute a quorum. If a quorum cannot be obtained because of a conflict of interest, the quorum requirement shall be reduced to three (3) for that issue only. If a quorum of three cannot be achieved by the next Planning Commission meeting, the issue will be remanded to the City Council.

6. Meetings: The City Planning Commission shall meet at least once a month. Meetings at other than regularly scheduled times may be announced at a prior meeting and thereby made a part of the record. The chairman, upon his motion, or upon the request of three (3) members of the Commission, shall call a previously unannounced special meeting of the Commission for a time not earlier than 24 hours after the notice is given. Notice of a previously unannounced meeting shall be given to members of the Commission, be delivered to the news media, posted at City hall, and, to the extent feasible, provided to interested persons at least 24 hours prior to the meeting.
7. Powers and Duties: The Commission shall have the powers and duties which are now or may hereafter be assigned to it by Charter, ordinances, or resolutions of the City and general laws of the state.
8. The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to the City Council related to the coordination of the growth and development of the community. The functions of the Planning Commission shall include, but not be limited to, the following:
 - A. Review the comprehensive plan and make recommendations to the City Council concerning Plan amendments which it has determined are necessary based on further study or changed concepts, circumstances, or conditions.
 - B. Formulate and recommend legislation to implement the comprehensive plan.
 - C. Review and recommend detailed plans including functional plans which relate to public facilities and services, and small area plans which relate to specific areas of the community to implement the comprehensive plan.
 - D. Review and make recommendations concerning any proposed annexation.
 - E. Conduct hearings, prepare findings of fact, and take such actions concerning specific land development proposals as required by this ordinance.
 - F. Advance cooperative and harmonious relationships with other planning commissions, public and semi-public agencies and officials, and civic and private organizations to encourage the coordination of public and private planning and development activities affecting the City and its environs.
 - G. Study and propose in general, such measures regarding land use as may be advisable for promotion of the public interest, health, safety, comfort, convenience, and welfare.
 - H. Make and file with the City Council minutes of all transactions of the Commission.
 - I. Assist in the development planning of funding applications for public projects.

Section 3. STAFF

1. Powers and Duties: The Community Services Director provides professional planning assistance to the general citizens, City Council, Planning Commission, and City Manager; and, is hereby authorized to interpret the provisions of this ordinance and to perform such other duties in the administration of the Land Development Ordinance as are required. Such powers and duties may be accomplished by person(s) as designated by the Community Services Director.

2. Participation by Interested Officers of Employees: No officer or employee of the City who has a financial interest in a proposal shall participate in discussions with or give an official opinion to the hearing body without first declaring for the record the nature and extent of such interest.

CHAPTER 5.2 DEVELOPMENT PERMITS AND PROCEDURES

Section 1. GENERAL

This section describes the permits and procedures relating to the development of land within the City. The building official shall not issue a permit for the construction, reconstruction, or alteration of a structure or a part of a structure for which a required special development permit has not been issued. In addition, the building official shall not issue a building permit if special conditions of a required land use permit have not been satisfied.

Development requiring permits fall in four categories depending upon the decision-making body:

1. General Development- Staff review.
2. Special Development - Administrative review. *[ORD. 309 6/19/2001]*
3. Special Development - Planning Commission review.
4. Special Development - City Council review.

Section 2. GENERAL DEVELOPMENT

General development applies to land use activities which are reviewed by staff. An application for a land use activity listed in this category shall be obtained and filed with the Department of Community Services. Staff may approve or deny the application depending upon whether the application satisfies conditions and standards specified in state specialty codes or in city ordinances. No public hearing is required, nor are any surrounding property owners notified. However, as a result of the review, staff may determine that a special permit may also be necessary. Any other special development permits must be obtained before construction or occupancy takes place. Any decision made by staff can be appealed to the Planning Commission, and, in turn, to the City Council in accordance with Chapter 5.4. Activities which require a general development permit are:

1. Building/construction.
2. Erection of signs.
3. Sewer installation.
4. Curb cut.
5. Demolition.
6. Excavation and grading.

Section 3. SPECIAL DEVELOPMENT- ADMINISTRATIVE REVIEW

This kind of special development applies to land use activities which are reviewed by staff but involves discretionary authority in addition to comparing the application to specific standards. An application for this kind of land use activity shall be obtained and filed with the Department of Community Services. Staff may approve, conditionally approve, or deny the application based upon the specific criteria. Any decision by staff can be appealed to the Planning Commission, and, in turn, to the City Council, in accordance with Chapter 5.4, except as otherwise provided. If staff cannot render a decision, it shall be referred to the Planning Commission.

**TABLE 11.
TYPE OF SPECIAL DEVELOPMENT PERMITS SUBJECT TO
ADMINISTRATIVE REVIEW**

PERMIT	ORDINANCE CHAPTER
Classification of a Use	5.6
Land Clearing, Erosion Control, and Steep Slope Areas	5.7
Land Division - Partition	5.9
Estuarine and Coastal Shoreland Uses and Activities	5.10
Administrative Conditional Use	5.13

*[ORD. 309 6/19/2001]
[ORD. 215 8/15/1995]*

Section 4. SPECIAL DEVELOPMENT - PLANNING COMMISSION REVIEW

Special Development - Planning Commission Review is a type of major land use activity reviewed by the Planning Commission in a quasi-judicial fashion. Appeals from final decisions by the Planning Commission must be made to the City Council in accordance with Chapter 5.4. Table 12 lists Special Development Permits falling in this category and the sections of this ordinance which establish the criteria and procedures used in making a decision.

**TABLE 12.
TYPE OF SPECIAL DEVELOPMENT PERMITS
SUBJECT TO PLANNING COMMISSION REVIEW**

PERMIT	ORDINANCE CHAPTER
Site Plan and Architectural Review	5.11
Variance	5.12
Conditional Use	5.13
Cultural Resources	5.15
Architectural Design Review	5.21

[ORD. 302 3/6/2001]

Section 5. SPECIAL DEVELOPMENT - CITY COUNCIL REVIEW

Special Development - City Council Review is a type of major land use activity where final authority is vested with the City Council. These decisions may be either quasi-judicial or legislative in nature. Appeals from final decisions by the City Council must be made to the State. Table 13 lists special development permits regulated in this category and the sections of this ordinance which establish the criteria and procedures used in making a decision.

**TABLE 13.
TYPE OF SPECIAL DEVELOPMENT PERMITS
SUBJECT TO CITY COUNCIL REVIEW**

PERMIT	ORDINANCE CHAPTER
Change in Zone	5.14
Land Division - Partition II, Subdivision	5.16
Dedication of Right of Way or Other Public Property	5.17
Vacation	5.18
Plan / Ordinance Amendment	5.19
Annexation	5.20

*[ORD. 320 4/2/2002]
[ORD. 215 8/15/95]*

Section 6. APPLICATION

Unless otherwise specified, application shall be made on forms obtained from the Department of Community Services.

[ORD. 320 4/2/2002]

Section 7. SPECIAL DEVELOPMENT: EFFECTIVE DATE OF PERMIT APPROVAL

1. A permit may become effective immediately after approval by the Commission, Council, or staff, or may be delayed until the applicant complies with conditions attached to the approval. If the applicant fails to comply with the terms of the permit, or conditions thereof, staff shall notify the holder of the permit to provide reasons for noncompliance. Staff may authorize a 90-day period for the applicant to bring the project into compliance. If the applicant fails to do so, staff shall notify the applicant not less than 15 days before the expiration of the grace period to appear before the Planning Commission and show cause why approval should not be revoked. Continued noncompliance may be subject to the penalties or other enforcement action under Chapter 5.5, Enforcement.

2. For special development permits other than those listed in Table 11, if the development is not commenced within a reasonable time after permit approval, land use conditions in the vicinity may change and, the findings which formed the basis of the approval may no longer be supported by facts. Therefore, unless a different time limit has been established by this ordinance or Commission/Council action, approval for special development permits other than those listed in Table 11 shall lapse if:
 - A. The authorized construction or use is not commenced within one (1) year after approval, or, if commenced within such time, is not pursued diligently to completion; or
 - B. The occupancy or use of land/building authorized by the permit has been discontinued for a period in excess of 120 consecutive days.

If circumstances beyond the control of the applicant cause delays which do not permit compliance with the established time limitation, the Commission may grant extensions of time, for a period not to exceed one (1) year for each extension, if the applicant can demonstrate the circumstances and conditions which were associated with the initial approval have not changed and that continued approval can be justified.

Applications for extensions of time must be in writing and set forth the reasons justifying the extension. The application must be filed with the Department of Community Services not less than thirty days before the expiration date of the initial approval or extension thereof.

[ORD. 320 4/2/2002]

Section 8. APPEAL

Any denial or decision may be appealed to the next hearing authority in accordance with the provisions of Chapter 5.4.

Section 9. FEES

1. The schedule of filing fees for a permit required by this ordinance shall be established and set by resolution of the City Council of the City of Coos Bay.
2. Only one fee shall be required for applications needing multiple permits, whichever fee is highest.

Section 1. GENERAL

The following procedures govern the conduct of public hearings.

Section 2. NOTICE

1. Published Notice. Published notice is required for proposed revisions or additions to the comprehensive plan, Land Development Ordinance, subdivisions and vacations.

A. Comprehensive Plan, Land Development Ordinance and Subdivision: The published notice for proposed revisions or additions to the comprehensive plan and Land Development Ordinance and subdivisions shall be advertised in a newspaper of general circulation at least ten (10) calendar days prior to each public hearing.

1. Published notice shall include:

- a. Date, time, and place of hearing.
- b. The type of application filed (e.g., new land use regulation, ordinance amendment).
- c. A brief summary of the proposed use(s) or change(s) being proposed.
- d. A statement that objections should be filed at least five (5) days prior to the date of the hearing
- e. A statement that the hearing is open to the public, that all interested parties are encouraged to attend, and that individuals interested in obtaining additional information should contact the Department of Community Services at Coos Bay City Hall prior to the hearing.

B. Vacation. The published notice for a proposed vacation shall be advertised in a newspaper of general circulation once each week for two (2) consecutive weeks prior to the hearing. The last advertisement shall not be less than 7 days prior to the hearing.

1. The notice shall include:

- a. The nature of the pending vacation and the date, time and place of the hearing;
- b. A description of the area proposed to be vacated by the petition, which may include, but is not limited to, any of the following: a map, postal address, legal description, or tax map designation;

- c. The date the petition was filed and the name of at least one of the petitioners; and
 - d. That objections or remonstrances to the petition, may be made in writing and filed with the Department prior to the time of the hearing, and that such objections or remonstrances will be considered at the time of hearing.
 - 2. Within five days after the first publication date, a copy of the notice will be posted in at least two conspicuous places in the proposed area to be vacated. The posting and first day of publication of such notice shall be not less than 14 days before the date of the initial hearing.
- 2. **Mailed Notice.** For quasi-judicial hearings, notice shall be sent to all property owners within 250 feet of the external legal boundaries of the property described in the application. The notice must be mailed at least 20 days before the hearing; or, if two (2) or more hearings are required, the notice must be mailed at least 10 days before the hearing. **However, for legislative acts which propose to amend the comprehensive plan or any element thereof, notice must be mailed at least 20 days, but not more than 40 days, before the first hearing.**

For the purposes of this subsection, property owners shall be those persons identified as owners on the latest adopted tax rolls of Coos County.

The applicant shall provide, at the time of the application, a list of the last known name and address of owners shown on the latest adopted tax rolls of Coos County. Failure of a property owner to receive written notice shall not invalidate any action taken by the Planning Commission or City Council, if a good faith attempt was made to comply with the requirements of this ordinance for notice.

[ORD. 171 5/21/91]

- A. Mailed notice shall include:
 - 1. Date, time and place of hearing;
 - 2. A reasonably written description of the location of the subject property which may include, but is not limited to, any of the following: map, postal address, legal description, or tax map designation;
 - 3. The nature of the pending issue or proposed use;
 - 4. A list of the applicable criteria upon which the decision will be based; *[ORD. 171 5/21/91]*
 - 5. A statement that written comments addressing the findings necessary for a decision may be submitted prior to the hearing.

6. A statement that failure to raise an issue during a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue;
 7. A general explanation of the requirements for testimony and conduct of the hearing;
 8. A statement that the application material is available for inspection or can be copied at a reasonable cost and staff reports may likewise be inspected seven (7) days prior to the hearing.
 9. The name and telephone number of a local government representative who may be contacted for additional information.
- B. Notice of a public hearing for change of zone shall be mailed to the owner of a “public use airport,” as determined by the Oregon Department of Aviation, if the subject property is:
1. Within 5,000 feet of the side or end of a runway of an airport determined by the Oregon Department of Aviation to be a “visual airport;” or
 2. Within 10,000 feet of the side or end of the runway of an airport determined by the Oregon Department of Aviation to be an “instrument airport.”
- C. For the vacation of a street, alley or public place, notice shall be mailed to all property owners within 250 feet of the external legal boundaries of the area to be vacated.
- D. Notice of a proposed change in zone designation for mobile home parks shall be mailed to each mailing address for tenants in the park not less than 20 days, but not more than 40 days, prior to the hearing.
- E. Written notice of a public hearing on a variance (Chapter 5.12), Conditional Use (5.13), Change in Zone (Chapter 5.14), Land Division –Partition II, Subdivision (Chapter 5.16), and ordinance amendment (Chapter 5.19) shall be sent to the Oregon Department of Transportation, the Port of Coos Bay, Coos County, and the City of North Bend. *[ORD. 344 1/6/2004]*
3. Additional mailed notice shall be required not less than 20 days, but not more than 40 days, before the date of the first hearing for a proposal which would amend the existing comprehensive plan, or any element thereof, to each owner whose property would have to be “rezoned” in order to comply with the amended or new comprehensive plan. The notice shall contain the information prescribed by ORS 227.186(5).

For the purposes of this subsection only, property is “rezoned” when the city:

1. Changes the base zoning classification of the property; or
2. Adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.

Section 3. HEARING AUTHORITY

The Planning Commission is designated as the initial Hearing Authority for specific types of development proposals which require a quasi-judicial hearing. Upon motion and upon majority vote of the City Council, a Hearings Officer may be appointed to act as the Hearing Authority in place of the City Council.

Section 4. DISQUALIFICATION

1. No member of a hearing body shall participate as a hearing officer in a discussion of the proposal or vote on the proposal when any of the following conditions exist:
 - A. Any of the following persons have a direct or substantial financial interest in the proposal: the hearing body member or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the previous two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
 - B. The member has a direct private interest in the proposal.
 - C. For any other valid reason, the member has determined that participation in the hearing and decision cannot be in an impartial manner.
2. A member of a hearing body who owns property within the area entitled to receive notice of the public hearing shall state this fact as a potential conflict of interest. If the member's impartiality or ability to vote on the matter is not impaired, the member shall so state and shall participate or abstain.
3. Any proponent or opponent of a proposal to be heard by the hearing body may challenge the qualification of any member to participate in the hearing and decision. This challenge must state facts in writing, by affidavit, relating the person's bias, personal interest, or other facts which would preclude the member of the hearing body from participating in an impartial manner. This challenge shall be delivered to the City Recorder not less than 48 hours preceding the time set for public hearing. The challenge shall be incorporated into the record of the hearing.
4. No officer or employee of the City who has a financial or other private interest in a proposal shall participate in discussion or give an official opinion to the hearing body without first declaring for the record the nature and extent of such interest.
5. Hearing body members shall reveal any significant pre-hearing or ex parte contacts with regard to any matter at the commencement of the public hearing on the matter. If such contacts have not impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall participate or abstain. Disqualification for reasons other than the member's own judgment may be ordered by a majority of the members of a hearing body present and voting. The member who is the subject of the motion for disqualification may not vote on the motion.
6. An abstaining or disqualified member of the hearing body may be counted for purposes of forming a quorum. A member who represents personal interest at a hearing may do so only by abstaining from voting on the proposal, physically joining the audience and vacating the seat on the hearing body, and making full disclosure of status or position at the time of addressing the hearing body.

7. A member absent during the presentation of evidence in a hearing may not participate in the deliberations or final decision regarding the matter of the hearing unless the member states that he has reviewed the evidence received.

Section 5. GENERAL RULES OF HEARING

1. Persons may speak only after being recognized by the presiding officer and must state their full name and address for the record.
2. The hearing body will consider only testimony and information that is relevant to the issue of the requested change, and will not allow immaterial or repetitious testimony. (Also see Section 7.1)

Section 6. BURDEN AND CRITERIA (NATURE OF PROOF)

1. The burden of proof is upon the proponent. The more drastic the change or the greater the impact of the proposal in the area, the greater is the burden upon the proponent.
2. The proposal must be supported by proof that it conforms to the applicable elements of the comprehensive plan and to applicable provisions of this ordinance, especially the specific criteria set forth for the particular type of decision under consideration.
3. The applicant and any opponents may submit to the hearing body a set of written findings or statements of factual information which are intended to demonstrate the request is in compliance or non-compliance with the required criteria.
4. All of the documents or evidence relied on by an applicant must be submitted to and available from the local government at least 20 days in advance of the hearing, and the staff report to be used at the hearing must be available at least 7 days in advance of the hearing. Any party to the application may request and receive a continuance for failure to comply with these requirements.

Section 7. ORDER OF PROCEEDINGS

1. The presiding officer will state the case and call the public hearing to order. The presiding officer may establish the time allowed for the presentation of information.
2. Any objections on jurisdictional grounds shall be noted in the record.
3. Disqualifications shall be determined. Members shall announce all potential conflicts of interest.
4. Staff shall present a report which includes the applicable criteria, which must be addressed. Staff shall also state that testimony and evidence must be directed toward the applicable criteria or other criteria in the plan or land use regulation which the person believes is applicable to the decision and that failure to raise an issue with sufficient detail to afford the decision makers and parties an opportunity to respond to the issue precludes appeal on that issue.

City staff may also present additional information whenever allowed by the presiding officer during the proceedings.

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5. The hearing authority may inspect the area in dispute for purposes of evaluating the proposal.
6. The applicant or those representing the applicant shall present information.
7. Evidence or inquiries by those persons who support the proposed change shall be presented.
8. Evidence or inquiries by those persons who oppose the proposed change shall be presented.
9. Evidence or inquiries by those persons who do not necessarily support or oppose the proposed change shall be presented.
10. Rebuttal testimony may be presented by a single representative of those supporting or opposing the proposed change. The scope of material presented during rebuttal shall be limited to matters which were brought up during the course of the hearing. Rebuttal shall be first presented by the applicant or her/his representative and then by those opposed to the proposed change. The presiding officer shall limit rebuttal to avoid redundancy. If new evidence is submitted by the applicant, opponents have the opportunity to rebut. Any participant may request and receive approval for the record to remain open seven days after the hearing.
11. At the close of presentation of information, rebuttal, and written argument, the presiding officer shall declare that the hearing is closed. Thereafter, no further information shall be received except for specific questions from the hearing authority to clarify earlier evidence directed to staff or one of the parties. The opportunity for brief rebuttal shall also be afforded to adverse parties.
12. Once a hearing has been closed, it shall be reopened only upon vote of the hearing authority and only after a showing that:
 - A. A clarification of testimony is needed by the governing body; or
 1. There is evidence which was not reasonably available at the time of the hearing, and
 2. The information is now available to the person seeking to reopen the hearing; and
 3. The information is factual, substantive, and material.
13. If the hearing is reopened to admit new evidence, then any person may raise new issues relating to the new evidence.

Section 8. DECISION

Following the hearing procedure described in Section 7, the hearing body shall approve, conditionally approve, or deny the application or if the hearing is in the nature of an appeal, affirm, reverse, or remand that decision that is on appeal. A decision for a development permit shall be made by the hearing body or designate within the time period required by ORS 227.178 and 227.180. The date of decision is the date upon which the final order is signed.

Section 9. FINDINGS AND ORDER

The hearing body shall prepare findings of fact and a written order which shall include:

1. Notice of the decision to deny or approve the proposed change.
2. A statement of the applicable criteria and standards against which the proposal was tested, and a statement of the facts which the hearing body used to conclude compliance or noncompliance with the criteria and standards.
3. Special conditions or time limits placed upon approval and a specific statement of what is required to achieve compliance with the conditions.
4. Notification of rights to appeal.
5. Limitation on reapplication in cases of denial.

Section 10. DISPOSITION

Within seven (7) working days of the adoption of findings of fact and conclusions, the applicant and all other parties to the decision whether they appeared orally or in writing shall receive the written order of the final action. The order shall contain the provisions stated in Section 9 above.

Section 11. RECORD OF PROCEEDINGS

The secretary to the hearing body shall be present at each hearing and shall have the proceedings recorded stenographically or electronically.

1. Testimony shall be transcribed if required for judicial review or if ordered by the hearing body. Ordinarily, minutes of each hearing shall be written and then approved by the hearing body.
2. The hearing body shall, where practicable, retain as part of the record each item of physical or documentary evidence presented and shall have the items marked to show the identity of the person offering the evidence and whether it was presented on behalf of a proponent or opponent. Exhibits received into evidence shall be retained in the hearing file until after the applicable appeal period has expired, at which time the exhibits may be released to the owner.
3. The findings and order shall be included in the record.
4. A person shall have access to the record of the proceedings at reasonable times, places and circumstances. A person shall be entitled to make copies of the record at the person's own expense.

Section 12. APPEAL

Appeals from the decision of the hearing authority may be made in accordance with Chapter 5.4. The decision by the hearing authority can be appealed. All appeals must be in accordance with Chapter 5.4.

Section 1. RIGHT OF REVIEW

1. A decision regarding the granting or denial of a staff-issued permit may be appealed to the Planning Commission by an appellant with standing by filing an appeal with the Department of Community Services within fifteen (15) days of the date the notice of the decision was mailed.
2. A decision by the Planning Commission may be appealed to the City Council by an appellant with standing by filing a notice of appeal with the Department of Community Services within fifteen (15) days of the date the notice of the decision was mailed.
3. The Council may review a Planning Commission decision on its own motion, in accordance with all of the procedural provisions of this chapter.

Section 2. REQUIREMENTS OF REQUEST FOR APPEAL

A request for appeal shall contain all of the following:

1. Identification of the decision to be reviewed.
2. Statement of facts establishing the appellant has "standing to appeal."
 - A. In the case of an administrative decision, a person has standing if:
 1. The person was entitled to receive mailed notice of the decision, or
 2. The person's interests are adversely affected by the decision.
 - B. In the case of a quasi-judicial decision by the Planning Commission, a person has standing if:
 1. The person appeared before the Planning Commission orally or in writing, and
 2. The person's interests are adversely affected by the decision.
 - C. A person is "adversely affected" by a decision if the decision infringes upon the use and enjoyment of his or her property or otherwise detracts from his or her personal interests.
3. Reasons the appellant feels aggrieved by the decision, and how the appellant feels the reviewing body erred in its decision.

Section 3. NOTIFICATION OF APPEAL

Written notice of the public hearing on an appeal shall be provided to the appellant; the applicant, if different; and all parties entitled to receive mailed notice prior to or after the original decision. This notification shall comply with Chapter 5.3, Section 2(2).

Section 4. SCOPE OF REVIEW

The scope of the review shall be limited to the issues raised in the request for appeal. The Hearings Body will consider evidence in the record, evidence submitted at the appeal hearing which is relevant to the issues under review, and oral or written arguments submitted at the time of the appeal hearing addressing those issues.

The record shall be comprised of:

- A. The notice of the decision.
- B. All written and illustrative evidence submitted by any party and considered in reaching the decision under review, including the staff report.
- C. A transcript, tape or minutes of the hearing.

Section 5. DECISION

1. The reviewing body may affirm, reverse, or modify the decision in whole or in part. When the reviewing body reverses or modifies a decision, it shall set forth its findings and state its reasons for taking this action as applied to the relevant required criteria and standards set forth in this ordinance. If a matter is remanded back to the Planning Commission for further consideration, the Council will state its reasons for so doing.
2. A decision of the reviewing body shall require a two-thirds (2/3) vote of the quorum present.
3. The appellant and affected property owners shall receive written notice of the final decision within five (5) days of the decision.

Section 6. FINDINGS AND ORDER

The findings and order shall be prepared in accordance with Chapter 5.3, Public Hearing.

Section 7. RE-APPLICATION FOLLOWING DENIAL

After denial of a development proposal, no new application for the same area, or any portion thereof, may be submitted for a period of one (1) year from the date of denial. However, the applicant may submit a written statement to the Director of Community Services showing how the proposal has been sufficiently modified to overcome the findings for denial, or that conditions have changed sufficiently to justify reconsideration of the original proposal, or consideration of a similar proposal. Upon consideration of the statement, the Director of Community Services may waive the one (1) year waiting period.

CHAPTER 5.5 ENFORCEMENT

Section 1. VIOLATIONS

The location, erection, construction, maintenance, repair, alteration, occupancy, or use of any building, structure, sign, or land, including subdividing or partitioning, contrary to the provisions of this ordinance or to any permit issued hereunder, is an unlawful public nuisance.

Section 2. METHOD OF ENFORCEMENT

1. The City, in addition to other remedies, including those provided in the General Nuisance Ordinance, may institute appropriate actions or proceedings to prevent, restrain, correct, abate, or remove the unlawful location, erection, construction, maintenance, repair, alteration, occupancy or use.
2. The owner of the land, building, or premises where a violation has been committed or the lessee or tenant of a building where such a violation has been committed or exists, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, or who assists in any such violation or who maintains any land, building, or premises in which such violations exist, shall be guilty of a violation of this ordinance and shall be subject upon conviction to a fine of not more than \$200. Each day under which the violation continues shall be considered a separate offense.
3. Any sign erected or maintained in violation of this ordinance may be removed by the City. In the event that a cost would be incurred to remove a sign which would be charged to the owner of the sign or of the premise, the City shall give the owner 48-hour written notice to remove the sign, citing the violation. Non-compliance within that time period shall cause the City to remove the sign and charge the owner for the cost. However, the City may remove a sign immediately and without notice and charge the cost to the owner if the condition of the sign presents an immediate threat to the public.

CHAPTER 5.6 CLASSIFICATION OF A USE

Section 1. GENERAL

Not all permissible and conditional uses can be listed within each district. In those cases where a proposed use is unlisted but is similar to other uses in the district, the use may be classified by staff.

Section 2. INITIATION

A classification of a use may be initiated by a property owner through an application to the Community Development Department.

Section 3. DECISION

Staff may approve or deny the classification of a use after considering the following:

1. The use is similar to one or more uses permitted or conditional in the district.
2. The use is listed in the current Oregon Standard Land Use Code or the Standard Industrial Classification Manual within the general title of uses permitted or conditional.
3. The use and its operation are compatible with uses permitted or conditional in the district.

Staff shall state in writing its decision and reasons for this decision based upon the conclusions stated above.

Section 4. APPEAL

The decision of the staff may be appealed to the Planning Commission in accordance with Chapter 5.4.

CHAPTER 5.7 LAND CLEARING, EROSION CONTROL, AND STEEP SLOPE AREAS

Section 1. GENERAL

The removal of ground cover and trees without proper planning can create environmental hazards, pose a hazard to property and lead to unsound development practices. It is not the intent of these provisions to prohibit land clearing but to regulate its effects. The goals of these regulations are as follows:

1. To promote land development practices that reduce the risk of wind and water erosion, landslides and windthrow.
2. To prevent new development from creating problems which might damage adjacent property or life.
3. To preserve and enhance the physical and aesthetic character of development.
4. To preserve water resources and reduce risks from flooding or alteration of natural drainage systems including but not limited to maintaining a reasonable amount of vegetation along streambeds and other bodies of water during clearing procedures and immediate restoration of ground cover if the vegetation must be removed.
5. To insure the prompt development, restoration, and/or replanting of property.
6. To control possible siltation and water pollution, including but not limited to prohibition of waste material placement in waterways.

Section 2. INITIATION

The act of removing and destroying trees or ground cover or development on steep slopes shall require a permit if any of the situations listed below apply. This permit shall be obtained by the property owner or authorized agent by filing an application with the Community Development Department.

1. The property is undeveloped or partially developed, the clearing is for the purpose of further residential development, and the property is of a size to permit a major partition II or subdivision.
2. The property is undeveloped or partially developed and the clearing is for the purpose of further commercial, industrial, or public development
3. The property contains all or portions of a stream, lake, bog, swamp, wetland, spring seep, or other source where the continuous presence of water is indicated which will be disturbed.
4. Any portion of the slope of the area to be disturbed is greater than 20%, or is within the Steep Slope Area as shown on the Land Development Map.

5. The primary use of the clearing is for the commercial growing, harvesting, and reforestation of forest tree species and the clearing is not regulated by any other applicable state permit(s).
6. The ground clearing exposes or destabilizes the soil in areas classified as recently stabilized dunes, older stabilized dunes, or open sand.

Section 3. EXCEPTIONS

A land clearing permit shall not be required for the following:

1. Projects which have received Site Plan and Architectural Review approval.
2. The installation and maintenance of fire hydrants, water meters, pumping stations and streets by the City, Water Board, or their contractors.
3. Removal of trees and ground cover in emergency situations involving immediate danger to life or property or substantial fire hazards.
4. Removal of dead or diseased ground cover or trees.
5. Removal of trees or ground cover on partially developed property for purposes of general property and utility maintenance, landscaping, or gardening without the use of a bulldozer or similar mechanical equipment.
6. Removal of trees and ground cover when the primary use of the clearing is for the commercial growing, harvesting, and reforestation of forest tree species if the required state permit(s) have been obtained. These state permits will be accepted in lieu of a city permit except that provisions of applicable city ordinances shall prevail if not adequately covered by the state permit(s).
7. Projects covered by an excavation and grading permit issued in accordance with the Uniform Building Code.

Section 4. APPLICATION

An application may include any or all of the following items at the discretion of staff, depending upon the site conditions and characteristics of the proposed development. The applicant shall provide one copy of the written information and four prints or one sepia print of a map.

1. Map:
 - A. Map specifications: Date; north point; legend; scale less than one inch equaling 100 feet, unless otherwise approved by staff; contours at 5-foot intervals.
 - B. Boundaries: Legal description of property.
 - C. Improvements: Proposed location of improvements, including but not limited to structures, utilities, roads, storm drainage, and retaining walls.
 - D. Topography: Natural features, tree groupings, streams, wetlands, or other geological features.

- E. Stabilization methods: Proposed methods of erosion control measures or land restoration.
 - F. Vegetation/soils: General description and notation of trees and ground cover; general description of soils and characteristics.
 - G. Grading plan: Plan including cut and fill areas and existing and finished grade.
 - H. Drainage plan.
 - I. Supplementary information: Name and address of property owner and authorized agent.
2. Written Information:
- A. Use: General description of the proposed use.
 - B. Schedule: Proposed time schedule for land clearing, land restoration, erosion control measures, improvement construction, and future development.
 - C. Permits: Evidence that required state and federal permits have been secured.
 - D. Other: Other information as deemed necessary by the Building Official which may include but not be limited to a landscaping or reforestation plan.

Section 5. DECISION

The Department of Community Services shall review the land clearing plan supplied by the applicant and shall approve, conditionally approve, or deny the application by considering the goals listed in Section 1, General. Staff shall process the complete application as rapidly as possible. It is intended; however, that staff shall render a decision within ten (10) days after a complete application is received. If this is not possible, staff shall then notify the applicant within seven (7) days that the decision will be delayed.

When desirable or when agreement of both departments cannot be achieved, staff may refer the review and decision to the Planning Commission. In these instances, the final decision shall be rendered as soon as possible after submission to the Commission.

The final staff decision shall be made in writing and shall include an agreed-upon time limit for completion of the work and all other specific conditions of approval.

Section 6. MINIMUM REQUIREMENTS

- 1. Each permit shall be subject to the requirement that all ground stabilization be maintained and not be allowed to deteriorate.
- 2. Removal of vegetation shall not occur more than 30 days prior to grading or construction.

3. If a building permit is issued, the requirements of the land clearing permit shall be completed within 90 days from the issuance of the building permit or within 20 days of the final inspection. If the clearing is not followed by timely development, erosion stabilization measures shall be completed immediately.
4. The removal of vegetation will be kept to a minimum.

Section 7. BOND AND SURETY, CASH, OR SECURITY DEPOSIT

The Department of Community Services may require, as a condition to the granting of a permit, that the applicant furnish a performance bond to the City to secure the obligation to complete the work in accordance with the terms of the permit. The amount of the assurances shall be established by resolution of the City Council and shall be paid prior to the issuance of any permits by the City. The bond or deposit shall:

1. Be conditioned upon the final approval and acceptance of the work.
2. Provide for a minimum two-year warranty period from the date of final acceptance by the City.
3. Be forfeited to the City if the applicant does not complete the requirements within the agreed-upon time limit, or if the applicant has created a hazard causing imminent danger to the public health and safety within or adjacent to the development which the developer is financially unable to correct.
4. Cover any costs, attorney fees, and liquidated damages resulting from delay or failure to meet the deadline.

Section 8. APPEAL

Any decision of the staff may be appealed to the Planning Commission in accordance with Chapter 5.4.

CHAPTER 5.8 (RESERVED)

CHAPTER 5.9 LAND DIVISION - PARTITION I

Section 1. GENERAL

When a unit of land is being divided, it is necessary to verify the newly created parcels will conform to the requirements of this ordinance and new private and existing public streets meet City standards.

An application for a Partition I shall only apply to land if:

1. Required access to each parcel can be accommodated without the need of creating a public street. The applicant may utilize existing public streets, new or existing private streets or easements in order to access the new parcels; and,
2. There are no more than three parcels created from the original unit of land.

Section 2. INITIATION

A partition may be initiated by the property owner or authorized agent by filing an application with the Department of Community Services. The partition map submittal must be completed by an Oregon licensed land surveyor.

Section 3. PREAPPLICATION

The applicant shall submit to the Department of Community Services a sketch plan and discuss the proposal in relation to:

1. City comprehensive plan.
2. State law requirements.
3. Land Development Ordinance and other City policies.
4. Special problems associated with the land or proposed development.
5. General design of all streets and utilities, particularly affecting on-site and adjacent property development.

Changes or modifications in the sketch plan shall be discussed by city staff and other appropriate agencies to provide all parties an understanding of the full scope of the proposed development.

Section 4. APPLICATION

An application shall include the current deed for the property and a typed list with the names and addresses of all property owners within 100 feet of the parent parcel according to the most recent property tax assessment roll. The applicant must also provide one mylar and three copies of the tentative partition map with the following information. The monumentation may be shown on a separate sheet from the base map information; however, a separate base map may be required to maintain the clarity of the tentative plan.

1. Map Specifications: Date; north point; legend; scale no less than one (1) inch equaling one hundred (100) feet, unless otherwise approved by staff.
2. Boundaries: Legal description; written description and dimensions of the parent unit of land. Each subsequent parcel shall be numbered in consecutive order with the parcel boundaries clearly shown.
3. Easements: Existing easements and recorded references; proposed easements showing the width and lengths and bearings of the lines and tying the easement to a recorded reference.
4. Existing Improvements: Names and locations of streets, drainage lines, sewer and water lines, other utilities, and structures which abut or are within the proposed development.
5. Proposed Improvements: Location of proposed sewer and water lines, utilities, and common facilities.
6. Hazards: Location of hazard areas, showing land within the 100-year floodplain, landslide potential, wetlands, sinkholes, or other environmental hazards. (A full geological report may be required by the Building Official.)
7. Street Data: Right of way boundaries, widths, and centerlines; for rights of way on a curvature, dimensions of the delta angle, arc, length, and tangent.
8. Survey Data: Provide bearings in degrees, minutes and seconds of a degree and distances in feet and hundredths of a foot. Curve information shall also be shown on the face of the map or in a separate table indicating arc length, chord length, radius, and central angle. All information must be in accordance with the degree of accuracy specified by the county surveyor.
9. Monumentation: All exterior boundaries and subsequent parcel corners of the partition must be monumented in accordance with the County surveyor's standards and accuracy requirements. The County Surveyor and City Planner may together waive the monumentation and survey requirements for proposed parcels that exceed 10 acres.
10. Supplementary Information: Name and address of owner(s); deed restrictions applicable to the development.
11. Evidence of Approval: Provisions for the signatures of the surveyor preparing the map, the City Planner, and City Engineer.

Section 5. NOTICE AND DECISION.

1. Notice of an application for a Partition I shall be mailed to all property owners within 100 feet of the parent parcel and to any neighborhood or community organization recognized by the City governing body whose boundaries include the parent parcel. Notice and copies of the proposed partition shall also be mailed to the County Tax Assessor, County Surveyor, and the local public utilities. Notice shall be mailed not less than 15 days prior to the decision and must include the following information:
 - A. A summary of the proposed request and the file number of the application;
 - B. The street address or other geographical reference to the subject property;
 - C. The date the notice was mailed and the place, date, and time that comments are due;
 - D. A statement that prior to a decision by the City Planner, a 14 day comment period will be provided for the submission of written comments concerning the proposed partition;
 - E. A statement that issues which may provide the basis for an appeal must be raised prior to the expiration date of the comment period and must be specific enough to enable the decision maker to respond to the issue;
 - F. A list of the decision criteria that will be used as a basis for making a decision.
 - G. A statement that copies of the applicant's submitted evidence is available for review and that copies of the information can be obtained at cost.
 - H. The name, address, and phone number of the City Planner and a statement that questions and comments concerning the partition must be directed to this individual.
 - I. A summary of the decision making process and a provision that notice of the decision will be sent to the owner and any person who submits comments within the appropriate period of time.

 2. The Department of Community Services shall review the partition plan, written material supplied by the applicant, and comments received during the 14 day comment period before making a decision. The decision to approve, conditionally approve, or deny the application must be made in writing and shall consider the following decision criteria:
 - A. The development conforms to the requirements of the ordinance and other City policies.
 - B. The development conforms to the comprehensive plan.
 - C. If applicable, the proposed public improvements satisfy City requirements.
- Final approval shall be indicated on the map by the signature of the City Planner.

3. Written notice of the final decision, including an explanation of appeal rights, must be mailed to the owner and any person that submitted comments during the comment period.

Section 6. APPEAL

The decision of the staff may be appealed to the Planning Commission in accordance with Chapter 5.4.

Section 7. ACCEPTANCE OF IMPROVEMENTS AND MONUMENTATION.

Approval of the final map shall not constitute an offer by the applicant or acceptance by the City of any public improvements or monumentation. Upon completion of the improvements and post-monumentation, the applicant shall submit the following record drawings to the Department of Community Services.

1. One copy of plan profiles for any new private street or sanitary/storm sewer.
2. Two permanent mylars of the post-monumentation plan, certified by an Oregon licensed land surveyor, which substantially conforms to the original map approved by staff. This map must also include appropriate signature blocks for the owner(s), the City Planner, City Engineer, County Surveyor, County Tax Assessor and County Clerk.

The City Planner and City Engineer shall review the material and indicate approval of the final maps and the post monumentation by signing the appropriate affidavits. When it is necessary, the City Engineer shall recommend to the City Council that a resolution be passed confirming final acceptance of any public improvements.

Section 8. FILING

City approval of the final plan shall be conditioned on its prompt recordation with the Office of the County Clerk after securing all other official approvals. Within seven (7) days of recordation of the final plat or map, a mylar copy shall be returned to the Public Works Department for City records.

[ORD. 215 8/15/1995]

CHAPTER 5.10 ESTUARINE AND COASTAL SHORELAND USES AND ACTIVITY

Section 1. GENERAL

Uses and activities permitted by the Coos Bay Estuary Management Plan are subject to general and special conditions and policies to comply with statewide planning goals. Compliance with these conditions and policies must be verified; therefore, all uses and activities under jurisdiction of the Coos Bay Estuary Management Plan must be reviewed.

Section 2. INITIATION

A request to permit these uses and activities may be initiated by a property owner or authorized agent through an application to the Department of Community Services. If an application has been filed with the Division of State Lands for a state or federal waterway permit, the information contained on the application may be sufficient for review. However, the City application fee shall not be waived.

Section 3. APPLICATION

An application may include any or all of the following items at the discretion of staff. The applicant shall provide one copy of the written information and two copies of the map.

1. A general location map of the property and a detailed parcel map of the property, each on approximately 8" x 11" paper.
2. Address and legal description of the property.
3. Detailed description of the proposed use or activity.
4. Statement explaining how the proposed use and/or activity complies with the Plan and ordinance provisions.

Section 4. TENTATIVE DECISION

Within ten (10) working days of a complete application, staff shall render a tentative decision to approve, approve with conditions, or deny the request after adopting findings of fact which address applicable general or special conditions or policies of the Coos Bay Estuary Management Plan, special resources delineated on the Special Considerations Map of the estuary management plan, and applicable provisions of this ordinance.

Staff may defer the initial review to the Planning Commission which shall be conducted at a public hearing in accordance with Chapter 5.13. If the proposed use is also identified as a conditional use by this ordinance, the decision shall be made by the Planning Commission in accordance with Chapter 5.13.

Section 5. CONDITIONS

Staff may impose conditions when it is determined that a use or activity may have an impact on the site itself or surrounding property. These conditions shall be stated in terms that are specific and measurable so that the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. These conditions may include those specified in Chapter 5.13.

Section 6. TENTATIVE ORDER AND NOTICE

A written order of the tentative decision containing findings and conclusions shall be issued by staff. Promptly upon completion of the order, notice of the tentative decision shall be issued as follows:

1. Mailed notice of the tentative decision shall include:
 - A. Date of the tentative decision and the date the decision will become final.
 - B. A reasonably written description of the subject property which may include, but is not limited to, any one of the following; a map, postal address, legal description, or tax map designation.
 - C. The nature of the sending issue or proposed use.
 - D. A list of the applicable criteria upon which the tentative decision was based.
 - E. A statement that the application materials and staff report are available for inspection or can be copied at a reasonable cost.
 - F. An officer or employee with a phone number of the City from whom additional information can be obtained. *[ORD.171 5/21/91]*
2. Written notice of the tentative decision shall be made to the applicant, the Planning Commission, property owners within 250 feet of the external boundaries of the property, and to the following list of interested agencies within ten (10) days of the date of the order.
 - A. State Agencies:
 - Division of State Lands
 - Department of Fish and Wildlife
 - Department of Environmental Quality
 - Water Resources Department (uses including appropriation of water only)
 - Department of Geology & Mineral Industries (mining and mineral extraction only)
 - Department of Energy (generating and other energy facilities only)
 - Department of Economic Development (dock, industrial and port facilities, and marinas only)

B. Federal Agencies:

U.S. Army Corps of Engineers
National Marine Fisheries Service
U.S. Fish and Wildlife Service

Section 7. FINAL ORDER

The tentative decision shall become final fifteen (15) days from the date the order is mailed.

Section 8. APPEAL

The staff's tentative decision may be appealed if a statement of appeal is filed with the Department of Community Services prior to the date that the decision becomes final. The appeal statement shall contain:

1. An identification of the decision to be reviewed.
2. A statement of interest of the applicant.
3. Reasons the appellant feels aggrieved by the decision, and how the appellant feels the staff erred.

The appeal shall be heard by the Planning Commission at a public hearing in accordance with the applicable procedures of Chapters 5.3 and 5.4.

CHAPTER 5.11 SITE PLAN AND ARCHITECTURAL REVIEW

Section 1. GENERAL

1. The purposes of the Site Plan and Architectural Review process are to:
 - A. Implement the policies, goals, and standards of the City Council and the comprehensive plan.
 - B. Conserve the City's natural beauty and visual character and charm by insuring that structures, landscaping, and other improvements are suitably related to their sites and surrounding sites and structures with regard given to aesthetic qualities of natural terrain, and that proper attention is given to exterior appearances of structures, landscaping, and other improvements.
 - C. Protect and enhance the City's appeal to tourists and visitors and thereby support and stimulate business and industry and promote desirability of investment and occupancy in business.
 - D. Achieve the beneficial influence of pleasant environments for living and working.
 - E. Provide for the orderly development of property with the timely construction or assurance of necessary public facilities and services in a manner compatible with surrounding property.
 - F. Encourage development with appropriate access and transportation systems, and prevent undue traffic congestion and pedestrian hazards.
 - G. Minimize costs to the general public of facilities and services necessitated by development by requiring the developing party to bear a reasonable share of these costs when a particular site is developed.
 - H. Provide for reasonable development of the City in a manner that will protect the health, safety, and general welfare of the public.
2. The need for Site Plan and Architectural Review shall be specified by the property development standards of the zoning district or by the special condition of the Planning Commission when approving a special development permit. When required, no building or other general development permit shall be issued until the plans are approved. Site Plan and Architectural Review, if required, shall also apply to major remodeling, that is, any remodeling that represents more than 50% of the current value of a building as defined by the Uniform Building Code within a twelve (12) month period.
3. Construction, site development, and landscaping shall be carried out in accord with the plans, drawings, sketches, and other documents approved by the Commission, unless altered with Commission approval. Nothing in this section shall prevent ordinary repair or maintenance of a structure or the replacement of landscaping which does not involve a substantial change from the approved plans.

Section 2. PREAPPLICATION

An applicant may submit a sketch plan to be reviewed by the Commission before the formal application is filed in order to discuss the general design of the project in relation to the site and surroundings and to property development requirements. An applicant is encouraged to take advantage of a pre-application conference before accruing a considerable expenditure in plan preparation.

Section 3. APPLICATION

An applicant for a general or special development permit for a development which is subject to Site Plan and Architectural Review shall submit a plan or plans drawn to scale showing the following as applicable:

1. Contour lines related to some established bench mark or other datum approved by the Community Services Director and having a minimum interval of five (5) feet.
2. The location and direction of all watercourses and areas subject to flooding.
3. Natural features, such as rock outcroppings, marshes, wooded areas, indicating those to be preserved and/or removed.
4. Location of all structures and improvements.
5. Property lines of the subject site.
6. Location and size of any areas to be conveyed, dedicated, or reserved as common open spaces, recreational areas, and similar uses.
7. Existing and proposed vehicular and pedestrian circulation system including bike paths, off-street parking area, service loading areas, major points of access to public rights of way.
8. Location and type of irrigation.
9. Existing and proposed utility systems, including sanitary sewer, storm sewer, drainageways, water and fire hydrants.
10. General location of and type of trees to be retained on site having a trunk diameter of six (6) inches or more at a point of twenty-four (24) inches above natural grade.
11. Precise location or pattern and spacing of all proposed plant materials by size and common name, acceptable alternatives, expected mature appearance, estimated time of maturity, and the purpose intended to be achieved by the landscaping.
12. Other elements and material type used in site treatment such as fences, walls, paving materials, planter boxes, screening, and ground control.
13. Architectural drawings or sketches, drawn to scale, showing all elevations and exterior materials of the proposed structures and other improvements and floor plans.

14. Proposed exterior lighting showing type, height, and area of illumination.
15. Size, location, material, and illumination of signs.
16. Time schedule for completion

Section 4. HEARING AND NOTICE

A public hearing is required before approving a plan and shall be conducted in accordance with all provisions of Chapter 5.3.

Section 5. DECISION

No general development permits shall be issued for new construction or major remodeling until the plans have been reviewed and approved by the Commission. The Site Plan and Architectural Review process shall be used to establish how, not whether, a development may occur, and shall not affect dwelling unit densities, although conditions may be imposed which are necessary for a development to achieve the minimum requirements of this ordinance. The Planning Commission may approve, or conditionally approve the proposed site plan after addressing the following criteria:

1. The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings.
2. The public and private sewerage and water facilities provided by the development are adequate in location, size, design, and timing of construction to serve the residents or establishments. These facilities meet City standards and relevant policies of the comprehensive plan and provide adequate fire protection.
3. The grading and contouring of the site and how site surface drainage and/or on-site surface water storage facilities are constructed to insure that there is no adverse effect on neighboring properties, public right of way, or the public storm drainage system; and that the site development work will take place in accordance with City policies and practices.
4. Based on anticipated vehicular and pedestrian traffic generation, adequate rights of way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.
5. There are adequate off-street parking and loading facilities provided in a safe, well designed, and efficient manner.
6. Adequate dedication or reservation of real property for public use, as well as for easements and right of entry for construction, maintenance, and future expansion of public facilities are addressed.
7. The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic islands, median areas, and signs serve their intended purposes.
8. Other property development requirements of the zoning district are satisfied.

Section 6. CONDITIONS

The Planning Commission may impose other reasonable conditions deemed to be necessary if it is determined the development may have an impact on the site or surrounding property. These conditions shall be stated in terms that are specific and measurable so the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. These conditions may include but not be limited to those listed in Chapter 5.13 and below:

1. Refine the landscaping plan to specify the size, type by common name, and spacing of trees, shrubbery, ground cover, and other plantings and where this landscaping shall occur. Include as part of the landscaped plan, clearances from specified trees, rocks, waterponds or watercourses, or other natural features. Require that the landscape plan be prepared by a licensed landscape architect, contractor, or nursery proprietor.
2. Obtain City Engineer's approval of a grading, drainage, erosion control, and ground stabilization plan for the collection and transmission of storm or ground water.
3. Establish vehicle and pedestrian access facilities, including sidewalks.
4. Limit the height of a building that is proposed to be constructed over thirty-five (35) feet or increase a building setback up to an additional twenty (20) feet.
5. In the case of commercial or industrial development, provide access by a frontage road having limited and controlled access onto an arterial street by means of traffic signals, traffic control islands, or other means that will preserve the traffic-carrying capacity and safety of the arterial street and that will avoid the cumulative effect of individual access points directly onto the arterial street.
6. In the case of a development that is not required to provide a frontage road, provide access to a street that intersects an arterial street instead of taking access directly from the arterial street.
7. Special studies, investigations, or reports to verify that any aspect of the development will not create hazardous conditions for persons or property, for such impacts as geologic or soils conditions, noise, traffic, or landscaping.
8. Modify the design to provide energy conservation and protect solar or wind access.

Section 7. FINDINGS AND ORDER

The Planning Commission shall put forth in writing its decision and reasons for making this decision, in addition to explicitly stating any special conditions attached to the approval. This order shall be forwarded to the applicant within ten (10) days of the decision.

Section 8. REAPPLICATION

There shall be no time restriction on a reapplication for Site Plan and Architectural Review.

CHAPTER 5.12 VARIANCE

Section 1. GENERAL

Strict application or interpretation of the property development standards may result in unnecessary physical hardships or may be inconsistent with the general intent of this ordinance due to size, shape, or dimensions of a site, the location of existing structures, or from geographic, topographic, or other conditions on the site or in the immediate vicinity. In these cases, a variance to the property development standards may be granted subject to quasi-judicial review by the Planning Commission in order to encourage sound development, permit efficient use of the land, and permit reasonable flexibility in ordinance requirements. A variance is not intended to avoid an inconvenience, increase profitability, correct a self-created hardship, or allow the use of property for a purpose not authorized within the zoning district.

Section 2. INITIATION

A variance may be initiated by a property owner or designated representative.

Section 3. HEARING

A public hearing is required before granting a variance and shall be conducted in accordance with all provisions of Chapter 5.3.

Section 4. DECISION

The Planning Commission may approve, conditionally approve, or deny a permit for a variance from the property development requirements of this ordinance only after adopting findings or statements of fact which substantiate any two of the following conclusions:

1. There are physical, exceptional, extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same district.
2. Strict application of the provisions of the ordinance will constitute an unnecessary hardship or practical difficulty provided that the hardship or difficulty was not created by the applicant or an owner of the property.
3. The variance will not negatively affect abutting property or improvement in the district, nor create a safety hazard.

Although variances generally run with the land, the approval may be limited to the applicant or to the proposed use.

Section 5. CONDITIONS

The Planning Commission may impose other conditions deemed to be necessary for any variance when it is determined that the variance may have an impact on the site or surrounding property which can be successfully mitigated by conditions. These substantive conditions shall be stated in terms that are specific and measurable so that the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. These conditions may include those specified in Chapter 5.13.

CHAPTER 5.13 CONDITIONAL USE

Section 1. GENERAL

Certain types of development are not permitted outright in a given zone because of inherent characteristics which may have an adverse effect on other properties in the zoning district. Consequently, such uses are subject first to an administrative review by the Community Services Director, or his or her designee, or to a quasi-judicial review by the Planning Commission, as set forth in Article 2, and may be permitted conditionally, if conditions can be imposed to ensure the proposed use may be made compatible with permitted uses in the district, that adverse impacts caused by the proposed use may be lessened or eliminated, and that the proposed use is consistent with the general purposes of the ordinance and comprehensive plan. In granting a conditional use permit, the decision maker may impose additional conditions or restrictions deemed necessary to protect public health, safety or welfare.

Conditional uses shall be subject to all applicable property development standards for the district in which they are to be located and may be subject to Site Plan and Architectural Review.

A request for a conditional use permit may be made by a property owner or the owner's designated representative.

An administrative conditional use is a conditional use subject to discretionary action or permit decision, made without a public hearing, but requiring public notification and an opportunity to appeal. This decision shall be made in accordance with Section 3 of this Article.

Section 2. QUASI-JUDICIAL REVIEW

A public hearing is required before granting a conditional use permit subject to quasi-judicial review and shall be conducted in accordance with all provisions of Chapter 5.3.

The Planning Commission may approve, conditionally approve, or deny a permit for a new conditional use, or the alteration or enlargement of an existing conditional use, only after adopting findings or statements of fact which address ALL of the criteria enumerated in Section 4.

Section 3. ADMINISTRATIVE REVIEW

The Community Services Director, or his or her designee, may approve, conditionally approve, or deny a permit for a new administrative conditional use, or the alteration or enlargement of an existing administrative conditional use, only after adopting findings or statements of fact which address ALL of the criteria set forth in Section 4.

1. Notice:

Before making an administrative decision, the Community Services Director, or his or her designee, shall mail notice to all property owners owning property within 250 feet of the external boundaries of the legally described property in the application, and to all city-recognized neighborhood groups whose boundaries include the site.

Notice of the pending administrative decision shall:

- A. Provide a 14-day period for submitting written comments before a decision is made on the permit;
 - B. Identify the specific permits or approvals requested;
 - C. Describe the location of the subject property, including, but not limited to, any one of the following: a map, postal address, legal description, or tax map designation.
 - D. List the relevant approval criteria;
 - E. State that if a person fails to address the relevant approval criteria with enough detail, they may not be able to appeal the decision on that issue, and that only comments on the approval criteria shall be considered relevant evidence;
 - F. State that all evidence relied upon to make this decision is in the public record, available for public review, and that copies of this evidence can be obtained at a reasonable cost from the City;
 - G. State that after the comment period closes, a Notice of Decision shall be issued, and that the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise entitled to notice of the decision.
 - H. Contain the following notice: "Notice to mortgagee, lien holder, vendor, or seller: If you receive this notice it shall be promptly forwarded to the purchaser."
2. Notice of Decision:
- A. Within five working days after the decision is signed, a Notice of Decision shall be mailed to
 - 1. The applicant and all owners or contract purchasers of record of the site which is the subject of the application; and
 - 2. Any person who submitted a written request to receive notice, or provided comments during the application review period.
 - B. The Notice of Decision shall contain:
 - 1. A description of the applicant's proposal and the City's decision on the proposal;
 - 2. A statement of where the City's decision can be obtained and the date the decision shall become final, unless appealed:
 - 3. Notification of rights to appeal, and that appeals must be made in accordance with Chapter 5.4.

- C. Final decision and effective date: The decision is final for purposes of appeal when it is mailed by the City. An administrative decision is effective on the day after the appeal period expires. If an appeal is filed, the decision is effective when the appeal is decided.

Section 4. DECISION

A decision to approve or conditionally approve an administrative or quasi-judicial conditional use permit shall be made only after preparing findings or statements of fact which substantiate ALL of the following criteria.

1. The site for the proposed use will satisfy the specific conditions and intent set forth in Article 4 of this ordinance, if applicable.
2. The site for the proposed use is adequate in size and shape to satisfy any other property development requirements of the district in which it is located, in addition to any requirements that may be imposed by Article 4.
3. The site for the proposed use is served by streets and highways which are adequate in width, construction, and placement to safely carry the quantity and kind of traffic generated by the proposed use.
4. The proposed use will not have an adverse physical effect on the development or use of abutting property.

Section 5. CONDITIONS

The decision maker may impose conditions when it is determined that the proposed use may have an impact on the site itself or surrounding property by the nature of the proposed use or proposed site. These conditions shall be stated in terms that are specific and measurable so that the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. The decision maker has authority to impose conditions which would:

1. Alter yards, spaces, open space and building placement requirements in order to provide buffering for visual or safety purposes, or to abate other potential impacts.
2. Prescribe additional fences, walls, and/or landscaping for visual or safety purposes, or to abate other potential impacts.
3. Require surfacing of parking areas to preserve the quality of improved streets and assure safety of users.
4. Require the dedication and/or improvement of streets, allies, or service roads which are within the proposed site, and those thoroughfares which may provide access when the access is essential to the development of the proposed use or when the access will be impaired by the proposed use.
5. Regulate points of vehicular ingress and egress in order to promote public safety
6. Regulate signs and lights in order to preserve value of nearby property, protect them from glare and other distractions, and protect the aesthetic character of the neighborhood.

7. Require landscaping and maintenance or the retention of trees or other natural features to preserve the environmental quality of the site, protect against natural hazards, visually screen the proposed site from surrounding uses.
8. Regulate levels of noise, vibration, odors, and other noxious impacts associated with commercial and industrial uses.
9. Regulate the operation time of certain activities to conform with the general activity time of the majority of the surrounding property.
10. Require Site Plan and Architectural Review if it would assist in minimizing the conflict between the proposed and existing uses.
11. Require a time period within which the proposed use shall be developed to ensure full compliance with the permit and conditions.
12. Require a bond for removal of the use within a specified period of time when the cost of removing the conditional use would be substantial.
13. Require screening of unsightly development such as trash receptacles, mechanical apparatus, storage areas, or windowless walls.
14. Require non-remonstrance against an improvement district through a deed covenant to ensure provisions of basic services, parks or streets and sidewalks directly benefitting the proposed development.
15. Require areas set aside for recreation or open space to benefit the proposed development.
16. Require the placement of fire hydrants or alteration of streets to ensure adequate fire protection.
17. Require easements for the provision of utilities or to ensure health, safety, and welfare.
18. Any other requirement deemed necessary for public health, safety, and welfare.

[ORD. 309 6/19/2001]

Section 1. GENERAL

A change in zone designation may be made to correct a mistake in the original zoning, or for other reasons which satisfy the criteria set forth in this section. The overriding consideration in granting a change in zone designation is whether all uses permitted by the new designation are appropriate and compatible with uses in the surrounding zones and with the comprehensive plan, not only the use which would be permitted in the specific proposal under review. A change in zone designation can be approved on a conditional use basis effective only for the specific use proposed by the applicant; should the property cease to be used for such specific use, the zone designation, and the plan designation if it had been changed in conjunction with the rezone, would revert automatically to the designations it possessed immediately prior to the granting of the qualified rezone.

Section 2. INITIATION

A request to change a zone designation may be initiated by:

1. The City Council or Planning Commission on their own motion.
2. A request by the Department of Community Services.
3. A request of a property owner or the owner's authorized representative.

Section 3. RECOMMENDATION FOR GEOGRAPHIC EXPANSION

The Director of Community Services may request an expansion of the geographic limits of the area subject to the new zone designation set forth in an application, if, in the Director's judgement, such an expansion would advance the policies and objectives of the comprehensive plan or result in development which is compatible with development authorized in the surrounding districts. The Director shall submit the request to the Hearings Body prior to publication of the notice of public hearing. After the public hearing, the Hearings Body may expand the geographic limits, or deny the Director's request.

Section 4. HEARING

A public hearing is required before granting a change in zone designation and shall be conducted in accordance with Chapter 5.3.

Section 5. DECISION

1. If a comprehensive plan map amendment is proposed or required in conjunction with a change in zone designation, the amendment shall be processed concurrently as set forth in Chapter 5.19.
2. The Hearings Body may make a recommendation to the City Council to approve or approve with conditions a change in zone designation, only after adopting findings of fact which substantiate:
 - A. The existing zone designation was the product of a mistake in the original zoning; or

B. ALL of the following criteria:

1. The change in zone will conform with the policies and objectives of the comprehensive plan;
 2. The overall change in the zone district will result in development which is compatible with development authorized in the surrounding districts;
 3. The change will not prevent the use of other land in the vicinity; and
 4. It is appropriate at this time to permit the specific type of development or change in zone designation into the area in which it had not previously existed.
 5. The change will be consistent with the functions, capacities and levels of service of facilities identified in the adopted Coos Bay Transportation System Plan *[ORD. 344 1/6/2004]*
3. A determination by the Planning Commission that a change in zone designation is not appropriate is a final decision not requiring further action by the City Council, unless appealed.
 4. A determination by the Planning Commission that approval or approval with conditions is appropriate shall not in itself constitute a change in the zoning designation or a final decision.
 5. The City Council shall hold a public hearing, review the record and the Planning Commission's recommendation, shall enact, enact with conditions, or not enact the proposed change in zone designation, and shall make findings which support its decision. The City Council will allow additional evidence to be presented at the time of public hearing, but shall, if requested by the applicant or appellant, grant additional time to respond to new evidence first presented at this hearing.

Section 6. CONDITIONS

Conditions on the new zone designation may be imposed to protect the health, safety, and general welfare of the neighborhood and general public. These conditions include, but are not limited to, those listed in Chapter 5.13.

Section 7. "Q" QUALIFIED CLASSIFICATION

The City Council may place the property in a "Q" Qualified rezoning classification where limitations are imposed pursuant to Chapter 5.14(1) of this Ordinance. The "Q" Qualified classification shall be indicated by the symbol "Q" following the approved zoning designation (e.g., C-1 Q).

CHAPTER 5.15 CULTURAL RESOURCES

Section 1. PURPOSE

The recognition, protection, enhancement, recovery, and adaptive use of cultural resources embodying Coos Bay's historical heritage can improve civic identity and add cultural and educational enrichment. The purpose of the following regulations is to:

1. Identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses.
2. Promote the continued use of historic buildings without detrimentally affecting their significance.
3. Enhance the visual character of the City by encouraging the renovation of historic structures.
4. Foster public appreciation and a sense of community identity based on the beauty and heritage of the City.
5. Protect and enhance the City's attraction to residents, tourists, and visitors.

Section 2. DEVELOPMENT, ALTERATION, OR DEMOLITION OF CULTURAL RESOURCES

1. General: Any property identified as a cultural resource shall not be developed, altered, remodeled, relocated, or demolished if this activity will detrimentally affect the significance of the resource. This section sets forth the procedure to determine the site's significance and to weigh a conflict between conservation and alteration or removal before approval of any such activity.
2. Application: Prior to the issuance of any general or specific development permit, the property owner or authorized agent shall submit to the Community Development Department, as applicable:
 - A. Property legal description.
 - B. Plans or drawings showing the property and existing building dimensions and the character or details of the exterior, structural alterations (including additions), and, if a demolition is planned, the proposed use of the site.
 - C. Statement explaining why the resource should or should not be preserved or protected. Supporting evidence from a qualified resource specialist is encouraged.
 - D. If a demolition is proposed, a statement from the State Historic Preservation Office about the resource's value, and a structural survey by the Building Official.
 - E. If an archaeological site will be disturbed, proof that the Coos, Siuslaw, and Lower Umpqua Tribal Council and the State Historic Preservation Office have been notified and given the opportunity to respond.

3. Exception: A cultural resource permit shall not be required of a certified cultural resource if:
 - A. The owner or agent has received a special assessment for historic properties from the State Historic Preservation Office, and
 - B. The approval of special assessment includes a review of the proposed development, alteration, or remodel.

To be eligible for this exception, the owner or agent shall submit plans for the work and documentation that these plans have received state approval. If a development or building permit is issued for the work, the City shall assure that the work is completed in conformance with the state-approved plan.

Section 3. HEARING

A public hearing is required before development, alteration, or demolition of a cultural resource and shall be conducted in accordance with all provisions of Chapter 5.3.

Section 4. DECISION

The application shall be reviewed by the Planning Commission and they shall approve, conditionally approve, or deny it only after adopting findings of fact which substantiate pertinent conclusions. Unless already determined in the comprehensive plan or by a previous application, the Commission shall determine the value of the resource and make findings for the criteria listed in Subsection 1. If the Commission finds that the resource is valuable and warrants some protection, this conclusion shall be weighed against the criteria of Subsection 2 or 3.

1. Cultural Resource Value: The Commission must make findings to support at least one of the following conclusions:
 - A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
 - B. It is identified with persons or events significant in local, state, or national history; or
 - C. The resource is representative of the notable work of a builder, designer, or architect; or
 - D. The resource embodies distinctive characteristics of a style, type, period, or method of construction or is valuable as an example of the use of indigenous materials or craftsmanship.
2. Development, Alteration, Relocation of a Structure: The Commission must make findings to support either of the following conclusions:
 - A. The proposal is compatible with the character and value of the resource. The Commission shall consider as applicable:
 1. Building coverage and height.
 2. Yards.

3. Predominant architectural features and fixtures, appurtenances, or detailing.
 4. Building materials.
 5. Visual characteristics, such as paint color and surface texture, grading, surface paving, and landscaping.
3. Demolition of a Structure or Disturbance of an Archaeological Resource: The Commission must make findings to support all of the following conclusions:
- A. It is not feasible to maintain or preserve the resource.
 - B. Feasible alternatives to the proposed activity have been explored.
 - C. The proposed use of the site or resource is compatible with the zoning and current use of the land and its immediate surroundings.

Section 5. WAITING PERIOD

If a demolition or disturbance to an archaeological site is proposed, the Commission may impose a waiting period up to 120 days to enable the applicant to seek other alternatives. If the demolition of a structure is proposed, the alternatives shall include but not be limited to:

1. Public or private acquisition and restoration.
2. Sale of the premises to a party capable of maintaining, restoring, or relocating the resource.
3. Salvage of significant features:

If a disturbance to an archaeological site is proposed, or a previously unknown or unrecorded archaeological site is encountered during the development, the alternatives shall include but not be limited to:

- A. Clustering development to avoid disturbing the resource.
- B. Designing the development so that the sensitive resource area is used for non-impacting activities, such as storage, parking, or open space.
- C. If permitted pursuant to the requirements of state law, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reinterring the human remains in accordance with the wishes of Tribal Council.
- D. Using civil means to ensure adequate protection of the resources such as acquisition of easements, public dedications, or transfer of title.

At the next regularly scheduled Commission meeting after the end of the waiting period, the Commission shall reconsider evidence that alternatives were duly pursued and evaluate this information against the decision criteria (Section 3).

Section 6. CONDITIONS

The Planning Commission may impose other conditions deemed to be necessary to ensure the value of the resource will be protected. These conditions shall be stated in terms that are specific and measurable so the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished.

1. These conditions may include those specified in Chapter 5.13.
2. File a pictorial or graphic record of the structure with the Department of Community Services before the substantial alteration or demolition.

Section 7. MAINTENANCE AND REPAIR

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this chapter that does not involve a change in design, material, or external appearance. This ordinance also shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature if the Building Official certifies to the Commission that such action is required for public safety by the State Structural Specialty Code.

CHAPTER 5.16 LAND DIVISION: PARTITION II AND SUBDIVISION

Section 1. GENERAL

The following general rules, guidelines and specific requirements, where applicable, shall govern the development of all partitions II and subdivisions. The goals of these regulations are:

1. Provide for a uniform process for partition II and subdivisions.
2. Ensure the appropriate size of building lots within the density requirements of the district.
3. Ensure economical, efficient, and safe circulation systems for vehicles and pedestrians.
4. Provide for the orderly extension of public facilities and services, such as water, drainage, sewerage, and streets.
5. Assure the health, safety, and welfare of the general public.

An application for a Partition II and Subdivision shall be made in either of the following circumstances:

1. The division includes the creation of a public dedicated street; or,
2. There are more than three lots that will be created from the parent parcel.

[ORD. 215 8/15/1995]

Section 2. FILING SCHEDULE

The following is a general outline of the schedule in filing for the approval of subdivision and major partitioning of land in the City of Coos Bay.

1. Applicant files preapplication (Section 4):
 - A. Sketch plan submitted to the City staff for preliminary review.
 - B. Modifications or changes discussed with City and appropriate agencies.
2. A preliminary plat and partition map application, with filing fee, must be submitted at least forty-five (45) days prior to Planning Commission review (Section 5):
 - A. The City will disperse copies of the submitted plans to special districts and other agencies within five (5) days of the completed application.
 - B. Comments from the special districts and agencies must be made within twenty (20) days.
 - C. City staff will review and discuss any comments with the applicant prior to the Planning Commission hearing.

- D. Final decision for approval of a plat or map will be made by the City Council based upon the recommendation of the Planning Commission, the record and evidence presented at the time of the public hearing.
[ORD. 320 4/2/2002]
3. Applicant acknowledges public improvement obligation (Section 6):
- A. Submits utility and street construction plans, profiles, cross-sections, drawings, and specifications and also a detailed work schedule accompanied by the plan check fee.
 - B. Within forty-eight (48) months of preliminary approval, posts performance bond or security deposit for public improvements and post-monumentation and pays inspection fee, and enters into separate agreement by which public improvements and subdivision post-monumentation are to be completed within twenty-four (24) months. Submits exterior boundary and right of way monumentation map.
 - C. Utility and street construction may commence.
4. Applicant files final plat or partition map within twelve (12) months after the improvement contract is executed (Section 7):
- A. Full staff review of final plat or map for compliance.
 - B. If substantive changes are made, Planning Commission review and recommendation.
 - C. City Council review and approval of final plat or map.
 - D. Recordation of final plat or map.
5. Building permits may be issued, provided that all essential utilities (streets, water, sewer) are available and confirmed by City staff.
6. Applicant completes all utility improvements and subdivider files certified interior post-monumentation plat within twenty-four (24) months of execution of public improvement contract.
7. City accepts all public improvements (Section 9).

Section 3. FEES

1. Land division application filing fee: A filing fee as set by Council resolution shall be submitted when a formal application for preliminary plat or partition map approval is filed.
2. Plan check fee: After preliminary approval, the construction plans and specifications shall be submitted for review. At this time the applicant shall pay a plan check fee established and set by resolution by the City Council. If these plans must be corrected and then rechecked, the applicant shall also pay any additional actual costs incurred.

3. Inspection fee: The fee for the City's ongoing inspection of street and utility improvements shall be established by resolution of the City Council. This fee shall be paid by the applicant prior to the issuance of any construction permits. Additional inspection costs incurred by the City exceeding the initial cash advance established by resolution shall be based upon actual costs and shall be paid before the City formally accepts the public improvements. Any portion of the cash advance not expended shall be refunded to the applicant after staff determines inspection is complete. The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for review.
4. Bond, cash, or security deposit for public improvements: A surety or performance bond, cash, or negotiable security deposit approved by the Council shall be filed for the public improvements and for the post-monumentation in an amount established by resolution of the City Council. The bond or deposit shall be required before any construction permits are issued. Terms of the bond or deposit are discussed further in Section 6. The estimate of the cost of the required improvements will not be negotiable; a substantial difference of opinion may be submitted to the City Council for final determination.

Section 4. PREAPPLICATION

The applicant shall submit to the Department of Community Services a sketch plan and discuss the proposal in relation to:

1. City comprehensive plan.
2. State law requirements.
3. Land Development Ordinance.
4. Special problems associated with the land or proposed development.
5. Development of adjacent properties.
6. General scope of all streets and utilities.

Changes or modifications in the sketch plan shall be discussed by City staff and other appropriate agencies to provide all parties an understanding of the full scope of the proposed development. The sketch plan as modified shall be filed with the Department of Community Services and shall generally represent the scope of the proposed development.

Section 5. PRELIMINARY PLAT OR MAJOR PARTITION MAP

1. Application - Preliminary Plat or Map: At least forty-five (45) days prior to the Planning Commission meeting, an application for a preliminary plat or map shall be filed with the Department of Community Services, and shall include one mylar and fourteen (14) copies of maps and written information as listed below. (Platting and mapping standards are specified in Section 7.)

- A. Base map: A base map drawn at a scale of one (1) inch equals fifty (50) feet, unless otherwise approved by staff, containing the following information. If a different scale is necessary for the boundary survey map, a separate map may be submitted per County requirements.
1. Map data: Property boundaries, lot or parcel area in acres or square feet, north point, scale and date, name of owner or authorized person, engineer or surveyor preparing the maps, subdivision name(s).
 2. Topography: All existing natural features including contour lines, tree groupings, low or swampy areas, streams, wetlands, or geological features, temporary bench mark based on mean sea level.
 3. Existing rights of way and improvements within.
 4. Utilities: Existing utilities and public facilities.
 5. Structures: Existing structures.
- B. Tentative plan: This map shall show the following additional information proposed for the development.
1. Lots: Proposed lot or parcel lines, lot or parcel dimensions, proposed lot and block numbers or metes and bounds description, street dimensions, dimension and purpose of easements, street names, and development name(s).
 2. Grades: Proposed finished grades of the property and streets showing all cut and fill areas, general slope of the property, location of the proposed retaining walls or slope protection, and proposed storm drainage systems or drainageways.
 3. Utilities: Locations, grade, and size of proposed utilities, including streets, water, and sewer, fire hydrants, storm drains, electricity and communication lines. Proposed service and utility structures and their intended use, and other impervious surfaces other than streets. All facilities shall be considered in their relation to existing and planned facilities, topographical conditions, public convenience and safety, and proposed use of the land.
 4. Structures: Existing structures to remain.
 5. Hazards: Location of hazard areas, showing areas within the 100-year floodplain, landslide potential, wetlands, sinkholes, or other hazards. (Note: A full geological report may be required by the Building Official or Planning Commission.)
 6. Open space: Location and area of the proposed development, open space, setbacks where applicable, buffers, screens, recreation facilities, or required landscaped areas.

C. Written information:

1. Name: The name of the proposed development, not duplicating the name of any other similar development within the County.
 2. Title report: Indicating any taxes or assessments as a lien against the property, and ownerships of the property of proposed development and of adjacent property within 250 feet of the proposed development.
 3. Ownerships: Description of ownership arrangement of commonly-owned or commonly-used property (e.g., organization by-laws, covenants or deed restrictions).
 4. Geological report: For slopes greater than 2:1 or where the Building Official or Planning Commission specifies a site-specific geological investigation report. This report shall be prepared by a licensed engineering geologist, soils engineer, or other qualified expert, who must carry errors and omissions insurance. Verification of the insurance must be submitted with the report. The report shall indicate the feasibility of any proposed structures, cuts of fills, recommended storm drains both on and off the site, erosion control measures and slope stabilization devices, and trees or other stabilizing vegetation to be retained.
 5. Phasing: A statement describing and explaining the rationale for the phasing of construction, sales of lots or units, and the placement of utilities and construction of streets.
2. Variance - Preliminary Plat or Map: The developer may apply for a variance or exception to the standards or requirements of these regulations if the proposed plan will otherwise provide adequate public space and improvement for circulation, recreation, light, air and service when fully developed and populated. Application for a variance may be filed with the preliminary application and consideration of the petition may be made during the public hearing. The decision regarding the variance shall be made in accordance with Chapter 5.12 of this ordinance. No variance shall be granted without proper notice and public hearing.
3. Staff Review - Preliminary Plat or Map: Within five (5) days after application by the developers, the City shall furnish a copy of the preliminary plan and supplemental material to the utility companies, school district, water board, county surveyor, state highway department, real estate commissioner, and all other affected agencies as the case may warrant.

These agencies shall have no more than twenty (20) days after submission to review the plans and submit a written report to the City stating whether or not the plan is in compliance with all applicable regulations and make whatever recommendations are necessary in the public interest. If an agency does not or cannot respond within the twenty-day period, an extension of time may be granted if mutually acceptable to the applicant, staff, and the agency.

If an agency's inaction will cause undue delay, the preliminary plan may be submitted for review and approval based upon staff's discretion.

Prior to the public hearing, the City staff will hold a conference to discuss the application and allow the developer an opportunity to correct or make any necessary or suggested revisions in the proposed plan prior to the public hearing before the Commission. Based upon this conference, staff shall prepare a written report to the Planning Commission and to the applicant.

4. Hearing - Preliminary Plat or Map: A public hearing shall be held before the Planning Commission in accordance with requirements of Chapter 5.3. The hearing shall be scheduled no later than the second regular Planning Commission session following the date of application.
5. Notice - Preliminary Plat or Map: Public hearings will be held in accordance with Chapter 5.3. *[ORD. 320 4/2/2002]*
6. Planning Commission Recommendation - Preliminary Plat or Map: The Commission will review the preliminary plat or map and written material supplied by the applicant, staff and other agencies and may recommend approval, conditional approval, or denial of the application. The Commission shall adopt findings of fact which substantiate the following conclusions:
 - A. Development of any remainder of property under the same ownership can be accomplished in accordance with this ordinance.
 - B. Adjoining land can be developed or is provided with public access that will allow its development in accordance with this ordinance and state statute.
 - C. The plan complies with the requirements for its submittal, and with the policies and objectives of the comprehensive plan and other City ordinances.

The Planning Commission may recommend conditional approval if there are deficiencies or other circumstances associated with the proposal. These substantive conditions shall be stated in terms that are specific and measurable so that the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. Conditions which the Commission may recommend would be similar to those permissible under a conditional use permit.

7. City Council Decision - Preliminary Plat or Map: The recommendation of the Planning Commission shall be forwarded to the City Council as soon as possible but within sixty (60) days of the hearing. Final decision by the City Council is based upon recommendations by the Planning Commission, the record and evidence presented at the time of the public hearing. The Council may affirm, modify, or reverse the recommendation of the Commission, but shall adopt findings to support the required conclusions per Section 5, subsection 6, this chapter.

[ORD. 320 4/2/2002]

Section 6. PUBLIC IMPROVEMENTS AND MONUMENTATION

No site preparation work may take place until all public improvement agreements have been executed, except as may be permitted in writing by the Community Services Director.

1. Required Public Improvements: The applicant shall be required to construct or to provide the following improvements according to the specifications of the Department of Community Services and to other regulations of this ordinance.
 - A. Streets.
 - B. Sidewalks along collector and arterial streets as referenced in the comprehensive plan or as may be modified by the Department of Community Services.
 - C. Sanitary sewers and facilities.
 - D. Surface drainage control.
 - E. Water lines and facilities.
 - F. Fire hydrants.
 - G. Street lighting.
 - H. Underground public, private, or franchised utilities.
 - I. Street and traffic control signs and barricades as required.
 - J. Other items required by the Commission, Council, or Department of Community Services as a condition of development approval.
2. Optional Public Improvements: Other public improvements may be appropriate to the development and can be required at the discretion of the Planning Commission and/or City Council as a condition of development approval. Such improvements are:
 - A. Bicycle lanes.
 - B. Pedestrian and/or bicycle paths.
3. Construction Plans and Specifications: After approval of the preliminary plat or partition map, the applicant shall submit to the Department of Community Services construction plans, profile and cross-section drawings, and specifications for the required public utilities and streets, accompanied by a plan check fee. The plans will be reviewed and the applicant will be notified in writing of compliance with City requirements, or of any necessary modifications. The final drawings and specifications shall be permanently filed with the Department.

A copy of the water system plans shall be submitted to Community Services the applicant.

4. Contract for Public Improvements: After approval of the plans and specifications, and within forty-eight (48) months of preliminary approval, the applicant shall be required to enter into an agreement to construct and/or improve public facilities to serve the development within twenty-four (24) months. Prior to the issuance of any construction permits, the applicant will submit the inspection fee and also post a performance bond, cash, or security deposit guaranteeing the completion of the contractual provisions. If the applicant is unable to complete the improvements within the two (2) year time period with good cause, a one-year extension may be granted by the Department of Community Services. Further extension must be approved by the Council. No other development permits shall be issued until the contract is executed and all fees and bonds paid.

Contract for providing a water system shall be negotiated with the Coos Bay-North Bend Water Board. A copy of the executed agreement shall be submitted to the Department of Community Services with the contract.

5. Monumentation: The applicant shall set monuments and furnish a map depicting the monumentation of the exterior boundaries of the tract of land and of the right of way lines within the subdivision in accordance with ORS 92.060.

When the improvements contract is executed, the applicant for a subdivision plat shall also enter into a contract to complete the interior monumentation within twenty-four (24) months, and subsequently present a certified post-monumentation plan. Contract extensions will be handled in the same manner as improvement contracts (Section 6, subsection 4, this chapter). This contract shall be secured with a performance bond and/or surety, cash, or security deposit.

6. Bond and/or Surety, Cash, or Security Deposit Provisions: The assurances for completion of public improvements and/or for proper monumentation shall be filed with the City Recorder in the non-negotiable amount as established by resolution of the City Council. The bond or deposit shall:
 - A. Name the City as obligee.
 - B. Be in a form approved by the City Attorney.
 - C. Be conditioned upon the final approval and acceptance of the development.
 - D. Provide for full warranty for improvements for a minimum of two (2) years from the date of final acceptance by the City.
 - E. Be forfeited to the City if the applicant does not complete the requirements within the agreed-upon time limit, or if the applicant has created a hazard causing imminent danger to the public health and safety within or adjacent to the development which the developer fails to correct.
 - F. Cover any costs, attorney fees, and liquidated damages resulting from delay or failure to meet the deadline.
 - G. Remain in the custody of the City until the obligation is completed or the bond or deposit is forfeited, or shall be placed in an escrow account subject to City control.

7. Construction: Construction of improvements may begin in accordance with the agreement. During this phase of development, the applicant shall be required to prepare record drawings of all improvements. Special attention shall be given to underground utilities.

Section 7. FINAL PLAT OR MAP

1. Application - Final Plat or Map: A final plat or map, conforming to the approved preliminary plat or map shall be filed with the Community Development Department within twelve (12) months after the improvement contract is executed. The plat or map shall include an exact mylar copy of the plat or map as filed with the County Clerk's office and fourteen (14) prints of the drawings. The mapping, drafting, and lettering will be done in a neat and legible fashion as determined by staff and will conform with ORS 92.080.

Final plat or map application shall include the information listed below:

- A. Final plan: All required information shall be clearly and legibly shown on the plat or map.
 1. Map specifications: Date, north point, legend, topography (bluffs, watercourses, etc.), existing cultural features (highways, railroads, etc.), and scale no less than 1 inch equals 100 feet unless otherwise approved by staff.
 2. Boundaries: Legal description; dimensions of tract, block, and lot boundary lines or parcel boundary lines.
 3. Blocks: Numbered consecutively.
 4. Lots: Numbered beginning with one and then consecutively.
 5. Parcels: Metes and bounds description.
 6. Easements: Denoted with fine dotted lines, clearly identified and, if already of record, the recorded reference. If any easement is not recorded, the widths of the easement and the lengths and bearings of the lines and sufficient ties to definitely locate the easement with respect to the development must be shown.

If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication.
 7. Dedications: Land parcels to be dedicated for any public or private purpose to be distinguished from lots intended for sale; may include recreational or open space areas.
 8. Street data: Right of way boundaries, widths and center-lines. For rights of way on curvatures, dimensions of the delta angle, arc, length, and tangent shall be shown.

9. Survey data: The length of bearings, delta angles, radii, arcs, points of curvature, and length and bearings of tangents. Bearings shall be to the nearest ten (10) seconds, except for lot line bearings to the nearest thirty (30) seconds. All distances to the nearest hundredth foot, the error of closure to be 1 foot in 10,000 feet.

B. Certificates:

1. Dedication Certificate: A certificate signed and acknowledged by all parties having any recorded title interest in the land consenting to the preparation and recording of the plat or map, and/or

A certificate signed and acknowledged as above, dedicating all areas of land shown on the final plat and intended for any public use, except those lands which are intended for the exclusive use of the lot owners in the development, their licenses, visitors, tenants, or servants.

2. Surveyors affidavit: A certificate signed and sealed by the licensed surveyor responsible for the survey and the final plat or map.
3. Post-monumentation affidavit: A certificate signed by the Community Services Director verifying the monumentation. This certificate will be executed only upon completion of all public improvements.
4. Other: All other certificates now or hereafter required by law.

C. Supplementary material accompanying plat:

1. Plat or map preparation: Name and address of owner(s), developer, engineer, or surveyor and land planner or landscape architect.
2. Title report: A preliminary title report issued by a title insurance company in the name of the owner of the land showing all parties whose consent is necessary and their interest in the premises.
3. Deed restrictions: Five (5) copies of any deed restrictions applicable to the development.
4. Taxes: Written proof that all taxes and assessments on the tract are paid to date.
5. Public improvements: Written certification from the Department of Community Services and the Water Board that either all improvements have been made or that an agreement has been executed.

6. Survey calculations: Calculations should be properly indexed and should measure 8" x 11" or 8" x 14". No unnecessary printed, lettered, or written information shall appear on calculation sheets except that which relates to the survey of the development. One set of coordinates shall be used throughout; minus coordinates are not acceptable. Traverse sheets shall contain the following order: point number or lot corner, angle, bearing, horizontal distance, latitude, departure, north coordinate, and east coordinate. Vertical datum benchmark shall be measured from mean sea level. Computed sheets or tapes will be accepted if properly indexed, labeled, and explained.

2. Application Filing - Final Plat or Map: The final maps and supplemental information shall be presented at least thirty (30) days prior to review by the Council.

If the applicant is not prepared to file the final plat or map as required in Section 7, a preliminary extension of up to six (6) months may be granted by the Department of Community Services. A request for an extension shall be made in writing and shall include reasons the extension is necessary. Extensions beyond the initial six (6) months shall require the approval of the City Council.

If the final material is not presented and there is no request for an extension, the development will be automatically reviewed by the City Council. The applicant will be notified to show cause for failure to meet the ordinance provisions.

3. Staff Review - Final Plat or Map: The final map and other data shall be reviewed by the Department of Community Services to determine: (1) that the development is substantially the same as approved on the preliminary plat or map, (2) that there has been compliance with provisions of the law and of this ordinance, and (3) that the plat or map is technically correct.

The City will make field checks to verify that the mapping is sufficiently correct and will enter the property without notice for this purpose. If it is determined that there has not been full conformity, the applicant shall be advised in writing of the changes or additions that must be made to bring the plat or map into conformance and an opportunity to make these changes must be given.

4. Hearing - Final Plat or Map: No public hearing is required for approval of a final plat or map, unless substantial changes or modifications are to be made. In this case, a public hearing shall be held before the Planning Commission in accordance with the requirements of Chapter 5.3.

5. Decision - Final Plat or Map: The Commission and/or the Council shall review the final plan and written material supplied by the applicant, staff, and other agencies, and may approve it or direct the applicant to bring it in conformance with the approved preliminary plan. When making final review, the Commission and/or Council shall consider:

A. If the plat or map conforms to the requirements of the ordinance.

B. If the plat or map conforms to the approved requirements of the preliminary plat.

- C. If all conditions have been satisfied and all supplemental documents are satisfactory.

Final approval of the plat or map shall be indicated by the signature of the Mayor of the City. If approval cannot be made at that time, the Council shall advise the applicant of the changes or additions that must be made and afford the applicant an opportunity to make them.

- 6. Filing - Final Plat or Map: City approval of the final plan shall be conditioned on its prompt recordation with the Office of the County Clerk after securing all other official approvals. Within seven (7) days of recordation of the final plat or map, a mylar copy shall be returned to the Department of Community Services for City records.

Section 8. STRUCTURAL PERMITS

Upon filing the final plat or map, building and structural permits may be issued by the Department of Community Services. The applicant shall be required, however, to present written verification from Community Services and from the Water Board that sewer and water service is available to the subject lot(s).

Section 9. ACCEPTANCE OF IMPROVEMENTS

Approval of the final plat or map shall not constitute an offer by the applicant of acceptance by the City of any public improvements or monumentation. Upon completion of the improvements and post-monumentation (Section 6), the applicant shall submit the following record drawings to the Department of Community Services:

- 1. One copy of street and sanitary/storm sewer plan profiles.
- 2. One mylar of the certified post-monumentation plan.

Public Works shall review the material, indicate approval of the post-monumentation by signing the affidavit on the final plat or map, and recommend to the City Council that a resolution be passed confirming final acceptance of all public improvements.

CHAPTER 5.17 DEDICATION OF RIGHTS OF WAY OR OTHER PUBLIC PROPERTY

Section 1. GENERAL

It may be necessary to create and dedicate a right of way or other public property without the division of land. In such cases, the right of way or public property may be created by deed.

Section 2. INITIATION

The dedication of a right of way or other public property by deed may be initiated by:

1. A majority vote of the City Council for the purpose of general traffic circulation, recreation, open space, or other public purpose.
2. A request of a property owner if no land division will result.

Section 3. DECISION

The Planning Commission shall review the proposed dedication and make a recommendation to the City Council to approve or deny the proposed dedication. The Commission shall consider the proposal in relation to adequate traffic circulation, surrounding property development, or other intended purpose.

The City Council shall review the Commission's recommendation and approve or deny the proposed dedication by deed. The Council shall then adopt a resolution accepting the land for public purposes.

Section 4. CONDITIONS

The approved deed shall contain the language, "The City of Coos Bay agrees to accept said property for the purpose conveyed," and the deed properly recorded. Other special conditions may be imposed upon an approval at the Council's discretion.

Section 1. GENERAL

The City may find it appropriate and necessary to vacate a street, alley, plat, or other public place when the public interest will not be prejudiced by the proposed vacation. Example of instances where the public interest would be prejudiced include, but are not limited to, situations where the vacation would adversely affect public access or hinder efficient development. Vacation may be found to be appropriate and necessary for municipal purposes or to promote public welfare.

Section 2. INITIATION

1. A vacation may be initiated by a property owner who has submitted to the Department of Community Services:
 - A. A notarized petition of consent signed by owners of the “affected property” as defined by state statute; this includes the written, notarized consent of each of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby.

For the purposes of this Section, “real property affected thereby” shall be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted.
 - B. A legal description and map of the ground proposed to be vacated;
 - C. The purpose and justification for the vacation; and
 - D. If applicable, a plat showing the proposed manner of replatting or rededication.
2. A vacation may be initiated by the City Council by a majority vote without a petition or consent of property owners and prior to giving public notice.

Section 3. STAFF REVIEW OF PRIVATE APPLICATION

The Department of Community Services shall verify that the signed petition is valid and meets the requirements of Section 2. The application shall then be presented to the City Council with an initial recommendation from the Department of Community Services.

Section 4. HEARING

If a vacation is initiated by petition and the Council concludes the vacation has merit, or if a vacation is initiated upon motion by the Council, the Council shall set a date for public hearing before the Planning Commission in accordance with the provisions of Chapter 5.3.

Section 5. DECISION

[ORD. 344 1/6/2004]

The Planning Commission shall make a recommendation to the City Council to approve, conditionally approve, or deny a request for a vacation. The Council shall review the record and affirm, amend, or reverse the Commission recommendation, or remand the matter back for further consideration.

Actions of the Commission and the Council shall be taken only after adopting findings or statements of fact which substantiate ALL of the following conclusions:

1. Vacation initiated by private property owner:
 - A. Consent of the affected property owners has been obtained.
 - B. Notice has been duly given.
 - C. The proposal does not conflict with the comprehensive plan, including the adopted Coos Bay Transportation System Plan, or other ordinances.
 - D. The public interest will not be prejudiced by the vacation.
2. Vacation initiated by Council motion:
 - A. Owners of the majority of the area affected have not objected to the vacation in writing prior to the hearing.
 - B. The vacation of a street will not substantially affect the marketability of Abutting property in terms of access, utility services, or protective services, unless the owners of the affected property consent or provisions have been made to pay damages.
 - C. Notice has been duly given.
 - D. The proposal does not conflict with the comprehensive plan, including the adopted Coos Bay Transportation System Plan, or other ordinances.
 - E. The public interest will not be prejudiced by the vacation.

Section 6. CONDITIONS

The Planning Commission and Council may, at the applicant's expense, impose conditions deemed to be necessary for the vacation, including but not limited to:

1. Retention of easements for physical access, public utilities, or other public service facilities and limitations on the use of the area adjacent to those facilities.
2. Construction or removal of public utilities or other public service facilities and limitations on the use of the area adjacent to those facilities.
3. Replatting or rededication of land to be vacated.
4. Improvement of streets or alleys prior to rededication.
5. Protection of solar or wind access.

Section 7. EFFECTIVE DATE

Upon approval of a proposed vacation and/or fulfillment of conditions, the City Council shall enact an ordinance which declares the land to be vacated and specifies the conditions under which the vacation is made. The proposed vacation will become effective 30 days after enactment of the ordinance, unless an appeal is filed.

CHAPTER 5.19 AMENDMENTS TO THE PLAN AND / OR ORDINANCE

[ORD. 320 4/2/2002]

Section 1. GENERAL

It will be necessary to amend the comprehensive plan or the text of this ordinance in order to remain in conformity with state law, Oregon Administrative Rules and other policies, and whenever public necessity, convenience, and welfare require it.

Such amendments are legislative acts, solely within the authority of the City Council. However, as a land use action, any amendment shall be subject to a thorough review of the issues and factual information, evaluation of alternative measures, and public review and input.

Section 2. INITIATION

An amendment may be initiated through:

1. Motion, and upon majority vote of the City Council or Planning Commission.
2. The Department of Community Services.
3. A request of a property owner or the property owner's authorized representative.

Section 3. HEARING

A public hearing shall be scheduled before the Planning Commission. The hearing shall be conducted in accordance with Chapter 5.3.

Section 4. DECISION

[ORD. 344 1/6/2004]

The Planning Commission shall make a recommendation to the City Council to enact or not enact amendments. The City Council shall hold a public hearing following the Planning Commission hearing. The Council shall review the record, including staff comments, and Planning Commission recommendation and shall enact, enact with conditions, or not enact the proposed amendment. The City Council will allow additional evidence to be presented at the time of the public hearing.

The Council shall take action only after making findings of fact which establish:

1. For a proposed ordinance text amendment:
 - A. An acceptable rationale which supports the need for the amendment; and
 - B. The amendment complies with the applicable provisions of the comprehensive plan.
2. For a proposed plan amendment:
 - A. Identification of new planning problems and issues;
 - B. Collection and analysis of inventories and other pertinent factual information;

- C. Evaluation of alternative courses of action and ultimate policy choices; and
- D. Selection of appropriate policy directives based upon consideration of social, economic, energy and environmental needs.
- E. Amendments to the Comprehensive Plan shall assure that allowed land uses are consistent with the function, capacity, and performance standards of the Transportation System Plan. This assurance shall be accomplished by one of the following:
 - 1. Limiting allowed land uses to be consistent with the planned function of the affected transportation facility; or
 - 2. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with requirements of the transportation Planning Rule (OAR 660 Division 12); or
 - 3. Altering land use designations, densities, or design standards to reduce demand for automobile travel and meet travel needs through other modes; or
 - 4. Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater vehicle congestion where multimodal travel choices are provided.
- 3. The change will be consistent with the functions, capacities and levels of service of facilities identified in the adopted Coos Bay Transportation System Plan.

Section 5. EFFECTIVE DATE

Upon approval of the proposed amendment, the City Council shall direct the preparation of an ordinance declaring the change. The proposed amendment will become effective 30 days after enactment of the ordinance, unless an appeal is filed.

CHAPTER 5.20 ANNEXATION

Section 1. GENERAL

Annexation procedures are meant to facilitate the orderly expansion of the City and the efficient extension of public facilities and services. They are also intended to provide adequate public review and establish a system for measuring the physical, environmental, and related social impacts of a proposed annexation.

Section 2. INITIATION

In accordance with state law, initiation of an annexation may be made by the petition of a property owner in the area proposed for annexation or by a majority vote of the City Council.

Section 3. HEARING

Upon initiation of an annexation, the Council shall set a date for a public hearing to be held before the Planning Commission in accordance with all provisions of Chapter 5.3 to determine whether the proposed annexation would comply with the comprehensive plan.

Section 4. DECISION

The Planning Commission shall make a recommendation to the City Council regarding the proposed annexation if findings of fact can be substantiated that it is in accordance with the comprehensive plan unless the plan and implementing ordinances do not control the annexation or substantial changes in conditions have occurred which render the comprehensive plan inapplicable to the annexation.

The Council shall review this recommendation and affirm or change the decision or remand the matter back for further consideration.

Section 5. CONDITIONS

The Planning Commission and Council may impose special conditions deemed to be necessary to preserve any social, environmental, and physical impacts or to facilitate the provision of public facilities and services.

Section 6. ZONING OF ANNEXED AREA

Zoning regulations applicable to an area prior to its annexation shall continue to apply in accordance with ORS 227.310 unless at the time of annexation or at a subsequent time the City Council places the annexed area in a zoning classification established by this ordinance. The City Council may, in the ordinance annexing the area to the City, place all or any part of the area in a zoning designation established by this ordinance if notice required by the annexation proceedings include a declaration of the Council's intention to so zone the property and if the Council has received a report and recommendation from the Planning Commission for the appropriate zoning of the area.

Section 7. FINAL ACTION

Upon a favorable determination under Section 4, the Council may proceed with consideration of the proposed annexation in accordance with state law.

Section 1. GENERAL

1. The purpose of the Architectural Design Review process is to guide the construction of private and public development to insure that structures, landscaping, and other improvements are consistent with the architectural design review goals and standards specified by the property development standards for the zoning district.
2. Where architectural design review is required, no building or other general development permit shall be issued until plans are approved pursuant to the architectural design review goals and standards. The acceptability of proposals will be commented on by the Historical Design Review Committee (HDRC).

Section 2. APPLICATION

An applicant for a development permit which is subject to Architectural Design Review shall submit a plan(s) drawn to scale. Staff will determine which of the elements listed below are applicable to the proposed project.

1. A site plan, drawn to scale, with:
 - A. Project name
 - B. Vicinity map
 - C. Scale (1:20' or larger)
 - D. North arrow
 - E. Date
 - F. Street names and locations abutting the development
 - G. Location of all parking areas and spaces, ingress and egress to the site and on-site circulation.
 - H. Zoning designation
 - I. Dimensions of lots, structures and other constructed features
 - J. Location and general use of all improvements
 - K. Location of all free standing signs and light pole standards
 - L. Percentage of lot coverage by structures, paving and walls, and landscaping
2. A landscape plan drawn to scale, with:
 - A. Project name
 - B. Scale (1:20 or larger)
 - C. North arrow
 - D. Date
 - E. Location of all parking areas and spaces, ingress and egress to the site
 - F. General use of all improvements
 - G. Location of all free standing signs and light poles
 - H. Location, size, type and variety of plantings and pertinent features of the landscaping

3. The elevations and locations of:
 - A. All proposed exterior signs
 - B. Exterior elevations of each side of all buildings on the site as they will appear after construction. Such plans shall indicate material, texture, shape and other design features of the structure(s), including all mechanical and electrical devices.
 - C. Heights of structures above street grade
 - D. Number of stories
 - E. Datum for elevations used (MSL or MLLW)
4. A color-board illustrating the color selection for exterior project materials

Section 3. NOTICE AND HEARING

A public hearing is required before approving a plan and shall be conducted in accordance with all provisions of Chapter 5.3.

Section 4. DECISION

Taking comments of the Historical Design Review Committee into consideration, the Planning Commission will render a decision on the proposal based on the architectural design review goals and standards specified by the property development requirements of the zoning district, subject to appeal to the City Council.

Section 5. FINDINGS AND ORDER

The hearing body shall prepare findings of fact and a written order as set forth in Chapter 5.3.

Section 6. RE-APPLICATION

There shall be no time restriction on a re-application for Design Review.

Section 7. MEASURE 7 RELEASE

There shall be a rebuttable presumption that the imposition of architectural design review goals and standards under this article do not restrict the use or real property in a manner which has the effect of reducing the value of the property. In any application for a development permit, the owner shall indicate whether the owner intends to rebut the presumption, and seek a release of the restriction. An administrative release may be granted by the Measure 7 Claims Reviewer for the City, if, upon such claims review, it is determined that the imposition of such architectural design review goals and standards has the effect of reducing the value of the property, as that term is defined in the City of Coos Bay Ordinance No. 300.

[ORD. 302 3/6/2001]