

Chapter 17.220
LOW DENSITY RESIDENTIAL DISTRICTS (LDR-6, LDR-8.5)
AND OVERLAY ZONE LDR-6

Sections:

- 17.220.010 Purpose.**
17.220.020 Land Uses ~~Locational criteria.~~
17.220.030 Development Standards and Criteria ~~Uses.~~
17.220.040 Height regulations.
17.220.050 Density requirements.
17.220.060 Lot coverage and dimensions.

17.220.010 Purpose.

~~The LDR district s designation has been established to be consistent with the are intended to implement the provisions of the Coos Bay Ccomprehensive Pplan Land Use Plan 2000 and identify appropriate land uses and standards for single family neighborhood land uses. In addition, these districts are intended to: recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment; establish higher densities close to employment centers and transit corridors and lower densities in areas without urban services; create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design; and provide for additional related uses such as utility uses necessary to serve immediate residential areas. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].~~

17.220.020 Locational criteria.

~~(1)The city shall zone land designated for low density residential use within the Coos Bay city limits as follows:~~

~~(a)LDR-6 (6,000 square foot lots). New parcels in this area must average within 10 percent of 6,000 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 5,000 square feet or larger than 7,500 square feet.~~

~~(b)LDR-8.5 (8,500 square foot lots). New parcels in this area must average within 10 percent of 8,500 square feet as a total development and any phase within the development. Individual parcels may not be smaller than 6,000 square feet or larger than 15,000 square feet.~~

~~(2)Zoning of residential land upon annexation to the city:~~

~~The city shall incorporate newly annexed lands consistent with the comprehensive plan land use map. [Ord. 473 § 3 (Exh. A), 2016].~~

17.220.020 Land Uses.

~~The following uses are permitted or excluded in the LDR district subject to the applicable provisions of this title. P = Permitted use; C = Conditional use; - X = Prohibited. use.Property uses noted in Table 17.220.020.~~

Table 17.220.030—Uses

<u>Table 17.220.020</u>			
Use	<u>LDR-6</u>	<u>LDR-6 Overlay</u>	LDR-8.5
Residential Uses			

Table 17.220.020			
Use	LDR-6	LDR-6 Overlay	LDR-8.5
Single-family detached dwelling units, including manufactured homes which are subject to special siting standards)	P		
Duplexes	P		
Multi Family uses	X	P	X
Accessory living units (which are subject to special siting standards through a Type II land use process)	P		
Group care facilities (more than 5)	C		
Foster care homes (five or fewer)	P		
Planned Unit Development	C		
Zero lot line development	May be considered with a Conditional Use Permit for a Planned Unit Development; otherwise prohibited.	P	X
Accessory Buildings and Uses			
Private garages and carports	P		
Accessory structure or building on a separate lot or parcel, with compliance with Chapter 17.367 CBDC	P		
Greenhouses, gardens, and orchards for private, noncommercial propagation and culture of plants, fruits, and vegetables	P		
Swimming pools and other recreational facilities for the private use of the occupants. Swimming pools other than children's temporary wading pools shall be located in front yards, and shall be set back at least thirty feet from all property lines.	P		
Covered patio, freestanding or attached	P		
Solar energy systems and structures solely designed to support solar energy systems	P		
Nonresidential Uses			

Art galleries and museums	C
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Table 17.220.020			
Use	<u>LDR-6</u>	<u>LDR-6 Overlay</u>	LDR-8.5
<u>Vacation rental or Bed and Breakfast</u> Bed and breakfast house		<u>C</u> <u>XP</u>	
Bus Shelters (subject to a Type II site plan review)		P	
Child care facility (fewer than 13)		P	
<u>Religious assembly – small (less than 16)</u>		<u>P</u>	
Religious assembly – <u>large (over 16)</u>		C	
Community recreation		C	
<u>Educational service</u>		<u>C</u>	<u>C</u>
Lodge, club, fraternal or civic assembly	<u>C</u>	<u>C</u>	X
Home occupations		P	
Occupied recreational vehicles		X	
Public utilities		C	
Public schools/educational service		C	
Public buildings and uses not otherwise listed as permitted in CBDC		C	
Telecommunication facilities		C	
All manufacturing and commercial uses or services, except permitted home occupations and day/adult care facilities.		X	

[Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

17.220.03040 Development Standards and Criteria

Development Standards in the LDR districts are noted in Table 17.220.030

<u>Table 17.220.030</u>	<u>LDR-6</u>	<u>LDR-6 Overlay zone</u>	<u>LDR-8.5</u>
<u>Maximum Dwelling Units per acre (gross area of the site minus required right of way)</u>	<u>9</u>	<u>16</u>	<u>6</u>

<u>Table 17.220.030</u>	<u>LDR-6</u>	<u>LDR-6 Overlay zone</u>	<u>LDR-8.5</u>
<u>Minimum lot size</u>	<u>5,000 s.f.</u>	<u>3,500 s.f.</u>	<u>6,000 s.f.</u>
<u>Maximum lot size</u>	<u>7,500 s.f.</u>	<u>7,500 s.f.</u>	<u>15,000 s.f.</u>
<u>Minimum lot width</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>
<u>Minimum lot depth</u>	<u>80"</u>	<u>80'</u>	<u>90'</u>
<u>Lots for drainage facilities, parks, open space, wetlands and buffers, utilities</u>	<u>No minimum or maximum.</u>		
<u>Building Height</u>	<u>35' from lowest finished grade to highest point on the roof ridge.</u>		
<u>Lot Coverage</u>	<u>65%</u>		
<u>Landscaping</u>	<u>20% of net lot area.</u>		
<u>Front yard setback to enclosed or semi-enclosed living area (including porches)</u>	<u>10' from property line.</u>		
<u>Garage or carport setback</u>	<u>20' from property line. The setback may be reduced to 10 feet from a street or five 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.</u>		
<u>Minimum side yard – interior lot</u>	<u>5'</u>	<u>As per the International Building Code</u>	<u>5'</u>
<u>Minimum rear yard</u>	<u>10% lot depth</u>		<u>10% lot depth</u>
<u>Minimum side yard – street side corner lot</u>	<u>20% of lot width but no less than 7'</u>		
<u>Setback to Coos Bay Estuary</u>	<u>As specified in the Coos Bay Estuary Plan</u>		
<u>Setbacks for Accessory Buildings no greater than 120 s.f. or 8' in height at its highest point above site grade.</u>	<u>Rear or side yards – as per the International Building Code. Front yard – building may be no closer than 20' from the front property line nor cause visual obstruction at driveways or intersections.</u>		
<u>Parking</u>	<u>As per CBMC Chapter 17.330.</u>		

Height regulations:

A maximum building height in all LDR districts shall be 35 feet measured from the lowest finished grade level to the highest point on the roof ridge. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].

17.220.050 Density requirements.

- (1) New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for minimum and maximum density in Table 17.220.050, Density Requirements. [Ord. 503 § 1 (Exh. B), 2018; Ord. 473 § 3 (Exh. A), 2016].
- (2) Lots created for drainage facilities, parks, open space, wetlands and buffers, and utilities shall not be subject to maximum lot size requirements.
- (3) Newly created lots in a proposed land division must average within 10 percent of the prescribed average lot size as a total development and any phase within the development.

Table 17.220.050—Density Requirements

Zoning District	Average Lot Size (sq. ft.)	Minimum Lot Area (sq. ft.)	Maximum Lot Area (sq. ft.)	Minimum Net Density Per Acre¹
LDR-6	6,000	5,000	7,500	6
LDR-8.5	8,500	6,000	15,000	4

1 Densities shall be calculated based on the gross area of the site minus any public rights-of-way. [Ord. 473 § 3 (Exh. A), 2016].

17.220.060 Lot coverage and dimensions.

- (1) Maximum building lot coverage shall not exceed 65 percent.
- (2) Front yard setbacks shall be measured as the distance between the primary street facade of the dwelling and the property line. Garage and/or carport setbacks shall be set back 20 feet from the property line to allow vehicles to park completely on the property. The setback may be reduced to 10 feet from a street or five 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. Exceptions:
- (a) The measurement shall be made at either the front plane of the front porch or of the dwelling if there is no front porch.
- (b) Front yard setback requirements of this title 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.
- (c) 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 20 feet from the front property line and is not more than eight 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 20 feet to the front property line and less than 10 feet to a flanking street if it is not more than eight feet in height at its highest point above grade and is not a visual obstruction at driveways or street intersections.

Exceptions:

- (a) The measurement shall be made at either the front plane of the front porch or of the dwelling if there is no front porch.
- (b) Front yard setback requirements of this title 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.
- (c) 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 20 feet from the front property line and is not more than eight 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 20 feet to the front property

line and less than 10 feet to a flanking street if it is not more than eight feet in height at its highest point above grade and is not a visual obstruction at driveways or street intersections.

(3) Setbacks shall be consistent with Table 17.220.060, unless otherwise expressly allowed by this title.

Table 17.220.060—Lot Coverage and Dimensions

District	Average Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Street Side Yard (feet)	Minimum Rear Yard (feet)
LDR-6	6,000	40	80	10	5	10	5
LDR-8.5	8,500	40	90	10	5	10	5

[Ord. 473 § 3 (Exh. A), 2016].

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17.220.030 Development Standards and Criteria

17.220.010 Purpose.

The LDR district designation has been established to be consistent with the Coos Bay Comprehensive Plan Land Use Plan 2000 and identify appropriate land uses and standards for single family neighborhood land uses.

17.220.020 Land Uses.

P = Permitted use; C = Conditional use; X = Prohibited. Property uses noted in Table 17.220.020.

Table 17.220.020			
Use	LDR-6	LDR-6 Overlay	LDR-8.5
Residential Uses			
Single-family detached dwelling units, including manufactured homes which are subject to special siting standards)	P		
Multi-family dwelling units	X	P	X
Duplexes	P		
Accessory living units (which are subject to special siting standards through a Type I land use process)	P		
Group care facilities (more than 5)	C		
Foster care homes (five or fewer)	P		
Planned Unit Development	C		
Zero lot line development	May be considered with a Conditional Use Permit for a Planned Unit Development; otherwise prohibited.	P	X
Accessory Buildings and Uses			
Private garages and carports	P		
Accessory use or building on a separate lot or parcel, with compliance with Chapter 17.367 CBDC	P		

Table 17.220.020			
Use	LDR-6	LDR-6 Overlay	LDR-8.5
Greenhouses, gardens, and orchards for private, noncommercial propagation and culture of plants, fruits, and vegetables	P		
Swimming pools and other recreational facilities for the private use of the occupants. Swimming pools other than children’s temporary wading pools shall not be located in front yards, and shall be set back at least three feet from all property lines.	P		
Covered patio, freestanding or attached	P		
Solar energy systems and structures solely designed to support solar energy systems	P		
Nonresidential Uses			
Art galleries and museums	C		
Vacation rental or Bed and Breakfast	P		
Bus Shelters (subject to a Type II site plan review)	P		
Child care facility (fewer than 13)	P		
Religious assembly – small (less than 16)	P		
Religious assembly – large (over 16)	C		
Community recreation	C		
Lodge, club, fraternal or civic assembly	C	C	X
Home occupations	P		
Occupied recreational vehicles	X		
Public utilities	C		
Public schools/educational service	C		
Public buildings and uses not otherwise listed as permitted in CBDC	C		
Telecommunication facilities	C		
All manufacturing and commercial uses or services, except permitted home occupations and day/adult care facilities.	X		

17.220.030 Development Standards and Criteria

Development Standards in the LDR districts are noted in Table 17.220.030

Table 17.220.030	LDR-6	LDR-6 Overlay zone	LDR-8.5
Maximum Dwelling Units per acre (gross area of the site minus required right of way)	9	16	6

Table 17.220.030	LDR-6	LDR-6 Overlay zone	LDR-8.5
Minimum lot size	5,000 s.f.	3,500 s.f.	6,000 s.f.
Maximum lot size	7,500 s.f.	7,500 s.f.	15,000 s.f.
Minimum lot width	40’	40’	40’
Minimum lot depth	80’’	80’	90’
Lots for drainage facilities, parks, open space, wetlands and buffers, utilities	No minimum or maximum.		
Building Height	35’ from lowest finished grade to highest point on the roof ridge.		
Lot Coverage	65%		
Landscaping	20% of net lot area.		
Front yard setback to enclosed or semi-enclosed living (including porches)	10’ from property line.		
Garage or carport setback	20’ from property line. The setback may be reduced to 10 feet from a street or five 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.		
Minimum side yard – interior lot	5’	As per the International Building Code	5’
Minimum rear yard	10% lot depth		10% lot depth
Minimum side yard – street side corner	20% of lot width but no less than 7’		
Setback to Coos Bay Estuary	As specified in the Coos Bay Estuary Plan		
Setbacks for Accessory Buildings no greater than 120 s.f. or 8’ in height at its highest point above site grade.	Rear or side yards – as per the International Building Code. Front yard – building may be no closer than 20’ from the front property line nor cause visual obstruction at driveways or intersections.		
Parking	As per CBMC Chapter 17.330.		