

SECTION 2 - ZONING

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- 17.220 Low-Density Residential Districts (LDR-6, LDR-8.5)
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Chapter 17.210 - ESTABLISHMENT OF ZONING DISTRICTS AND MAPS

Sections:

- 17.210.010 Classification of Districts
- 17.210.020 Zoning Map
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17.210.010 Classification of Districts

For the purposes of this title, the City is divided into zoning districts designated as follows:

Comprehensive Plan Designation	Corresponding Zoning District	Code Section
Residential	Low-Density Residential (LDR – 6) Low Density Residential (LDR – 8.5), Medium Density Residential (MDR - 16)	Chap. 17.220 CBDC Chap. 17.225 CBDC
Commercial	Commercial and Mixed-Use Districts (C and MX)	Chap. 17.230 CBDC
Industrial	Industrial/Commercial (I-C) Waterfront Heritage (WH) Waterfront Industrial (W-I) Hollering Place (HP)	Chap. 17.235 CBDC Chap. 17.240 CBDC Chap. 17.245 CBDC Chap. 17.250 CBDC
Urban Public	Urban Public (UP)	Chap. 17.255 CBDC
Medical Park District	Medical Park District	Chap. 17.260 CBDC
Commercial	Empire Design Review	Chap. 17.265 CBDC
Urban Public	Watershed (W)	Chap. 17.270 CBDC

17.210.020 Zoning Map

- A. The location and boundaries of the zoning districts are shown on the map entitled, “Zoning Map of the City of Coos Bay,” dated with the effective date of the ordinance codified in this title and signed by the Mayor, and hereafter referred to as the “zoning map.”
- B. The signed copy of the City’s zoning map shall be maintained on file with the City, and is made a part of this title.
- C. Revised Maps. The City Council may, from time to time, direct the Community Development Director to replace the official zoning maps, or portions thereof, with a map or maps, or portions thereof, which include all lawful changes of zone to date. Such maps, or portions thereof, filed as replacements, shall bear dated, authenticating signatures of the City Council. Any maps, or portions thereof, thereby replaced shall be retained in a separate file by the Community Development Director. Any revisions or replacements of said maps, when duly entered, signed, and filed with the City as authorized by this chapter, are part of this title.

17.210.030 District Boundaries

The district property lines are indicated on the zoning maps. Where uncertainty exists as to the boundaries of any district as shown on the zoning maps, the following rules shall apply.

- A. Unless otherwise specified, district boundaries are lot lines, the centerlines of streets, and railroad right-of-way, or such lines extended.
- B. If a district property divides a lot into two districts, the entire lot shall be placed in the district that accounts for the greater area of the lot; provided, that if a district property divides a lot into two equal portions, the lot shall meet the requirements of both districts to the extent practical.
- C. Any land or property not specifically identified with a zoning designation shall be considered to be zoned as is the most restrictive zone classification designated on adjoining and/or abutting properties, until such time as it is determined otherwise by a rezone action.
- D. The Director shall have the authority to interpret zoning classification consistent with Section 17.210.030 (A) through (C) and shall file any and all written interpretations with the City Clerk's office. CBDC does not clarify the zone property location; the Director shall interpret the maps, and by written decision, determine the location of the zoning property. Said written descriptions shall be kept on file with the City.

Chapter 17.215 - PLAN AMENDMENTS AND ZONE CHANGES

Sections:

- 17.215.010 Comprehensive Plan Amendment
- 17.215.015 Zoning Text and Map Amendment
- 17.215.020 Initiation of Amendment
- 17.215.030 Pre-Application Review
- 17.215.040 Application Contents
- 17.215.050 Approval Criteria
- 17.215.060 Expiration and Extension
- 17.215.070 Concomitant Rezone

17.215.010 Comprehensive Plan Amendment

- A. The boundaries of the Comprehensive Plan map designations and the Comprehensive Plan text may be amended as provided in Section 17.215.020 of this Title.
- B. The City may amend its Comprehensive Plan and/or plan map. The approval body shall consider the cumulative effects of the proposed Comprehensive Plan and/or map amendments on other zoning districts and uses within the general area. Cumulative effects include sufficiency of capital facilities services, transportation mobility, zone and location compatibility, and other issues related to public health safety and welfare the Director determines to be relevant to the proposed amendment.

17.215.015 Zoning Text and Map Amendment

The boundaries of the zoning districts established on maps by this title, the classification of uses therein, or other provisions of the title may be amended as provided in Section 17.215.020.

17.215.020 Initiation of Amendment

Amendments of the Comprehensive Plan text or map, zoning map, or this title may be initiated by the following:

- A. A Type III application, Section 17.130.100, Procedures, CBDC, by one or more owners of the property proposed to be changed or reclassified consistent with the adopted Comprehensive Plan; or
- B. A Type IV legislative process, Section 17.130.110, Procedures, by motion of the Planning Commission and adoption by the City Council.

17.215.030 Pre-Application Review

- A. An application for a Type III or Type IV review is subject to pre-application review under Chapter 17.130, Procedures, CBDC.
- B. An applicant for pre-application review for a plan map amendment or zone change shall submit the requisite fee and ten (10) three (3) paper copies and one electronic copy of the following information except as otherwise provided by the City:
 - 1. A completed form provided by the City for that purpose;

2. The name, mailing address, and telephone number of the owner/s, engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application;
3. A preliminary plan at a scale of no more than one inch equals 200 feet, with north arrow, date, graphic scale and information relevant to the plan map amendment and/or zone change, such as existing and proposed lots, tracts, easements, rights-of-way, development, access, parking, maneuvering and structures on the site; existing and proposed natural features on the site, including vegetation, topography and grades; existing and proposed utilities (water, sewer, drainage, fire hydrants); and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned;
4. A written summary of the proposed plan map amendment and/or zone change and facts and evidence based on which the application(s) can be approved.

17.215.040 Application Contents

- A. An amendment application shall include the requisite fee three (3) paper copies and one electronic copy of the applicable information required by Section 17.130.050(B), Procedures, CBDC.
- B. A technically complete application shall contain:
 1. A map of the proposed amendment, if applicable;
 2. The complete proposed text amendment, if applicable;
 3. A narrative describing the potential effects the proposal will have on public services, including streets, schools, parks and utilities, to the extent applicable;
 4. An analysis of the potential cumulative effects of the proposal;
 5. Materials required under Section 17.130.050(B) CBDC; and
 6. Other materials the Director deems necessary.

17.215.060 Approval Criteria

- A. For a Type III or Type IV review, the City Council shall approve the proposal upon findings that:
 1. The proposed amendment is consistent with the applicable policies of the Comprehensive Plan or that a significant change in circumstances requires an amendment to the plan or map,
 2. The proposed amendment is in the public interest; and
 3. Approval of the amendment will not result in a decrease in the level-of-service for capital facilities and services identified in the Coos Bay Capital Improvement Plan(s).

17.215.070 Expiration and Extension

A decision approving or conditionally approving a Type III request enacted by ordinance, other than a concomitant rezone, does not expire.

17.215.080 Concomitant Rezone

A. Rezone Agreements.

1. The purpose of this subsection is to allow for the implementation of the Comprehensive Plan policies relating to future commercial centers and industrial developments, as appropriate and consistent with the Coos Bay Comprehensive Plan and Coos Bay Capital Improvement Plan. If, from the facts presented, and the findings, report and recommendations of the Planning Commission as required by this section thereof, the City Council determines that the public health, safety and general welfare will be best served by a proposed change of zone, the City Council may indicate its general approval, in principle, of the proposed rezoning by the adoption of a "resolution of intent to rezone" the area involved. This resolution shall include any conditions, stipulations or limitations which the City Council may feel necessary to require in the public interest as a prerequisite to final action. The fulfillment of all conditions, stipulations and limitations contained in said resolution, on the part of the applicant, shall make such a resolution a binding commitment on the City Council. Such a resolution shall not be used to justify spot zoning, to create unauthorized zoning categories by excluding uses otherwise permitted in the proposed zoning, or by imposing setback, area or lot coverage restrictions not specified in the code for the zoning classification, or as a substitute for a variance. Upon completion of compliance action by the applicant, the City Council shall, by ordinance, effect such rezoning. The failure of the applicant to meet any or all conditions, stipulations or limitations contained in the resolution, including the time limit placed in the resolution, shall render the resolution of intent to rezone null and void, unless an extension is granted by the City Council upon recommendation of the Planning Commission. Generally, the time limitation shall be one (1) year. The City Council may grant one (1) one (1) year extension, after which the resolution shall be null and void if all conditions, stipulations and limitations have not been met by the applicant.
2. Concomitant Rezone Agreements.
 - a. Purpose. The purpose of this subsection is to explicitly provide for the use of agreements concomitant to rezone approvals. The agreement may call for performance by the applicant which is directly related to public needs which may be expected to result from the proposed usage of the property. The performance called for will mitigate the public burden in meeting those resulting needs by placing it more directly on the party whose property use will give rise to such needs. The agreement shall generally be in the form of a covenant running with the land. The provisions of the agreement shall be in addition to all other pertinent CBDC requirements.
 - b. Applicability. This agreement process will not generally be used for rezones to residential zoning districts. It may, however, be used in any situation where extraordinary potential adverse impacts from a proposed rezone may be neutralized by the agreement. The agreement process may be employed for rezones in sensitive geographic areas or areas such as critical transportation corridors. The agreement process will generally be used for rezones to commercial, industrial, and non-single-family residential not specifically identified by the Comprehensive Plan map. The intent is that concomitant rezone agreements shall only be used when normal review and approval procedures are not adequate to resolve the specific issues involved in the rezone proposal.

- c. Mitigating Measures. The agreement may include mitigating measures such as:
 - i. Access control;
 - ii. Landscaping, screening, buffering;
 - iii. Improvements to public services including drainage, sewer, water and roads;
 - iv. Lot coverage, dimension;
 - v. Phasing of development.
- d. Concept Plan. A concept plan may be required. When required, the concept plan shall be drawn to a one (1) inch to one hundred (100) foot scale and include:
 - i. General location of structures;
 - ii. Location and number of access points;
 - iii. Approximate gross floor area of structures;
 - iv. Name of the proposal;
 - v. Identification of areas requiring special treatment due to their sensitive nature;
 - vi. North directional arrow; and
 - vii. Names and location of all public streets or roads bordering the site.
- e. Application Procedure. The applicant may propose an agreement concomitant to rezone approval at the time of, or after, a pre-application conference with the responsible official. The proposed agreement shall include any proposed mitigating measures and concept plan as provided for by this chapter. In cases where a specific project is to be considered in conjunction with a rezone request, the responsible official shall review the site plan.
- f. Modifications. Modifications which are minor and without major impact may be approved by the City Council or its duly authorized representative, administratively and without public hearing. Any other modifications shall only be approved after the same procedure applicable to all rezones has been followed, including a public hearing.
- g. Enforcement. The agreement shall provide for appropriate enforcement mechanisms and performance guarantees.

B. Release of Concomitant Rezone Agreements.

- 1. Upon petition by the property owner, a concomitant rezone covenant may be fully or partially released, or modified, by the City Council following a public hearing with notice as prescribed by Section 17.130.120, Procedures, CBDC and in accordance with the criteria set forth in this section.
- 2. In considering requests for release or modification of concomitant rezone covenants, the review authority shall consider the following:
 - a. In the case of full covenant release, whether development of the site would be consistent with current zoning regulations and Comprehensive Plan recommendations; and

- b. In the case of either full or partial covenant release or covenant modification, whether adequate public/private services are available to support development of the site; and
- c. In the case of either full or partial covenant release or covenant modification, whether the requested action would unreasonably impact development undertaken on nearby properties in reliance upon the covenant commitments; and
- d. In the case of partial covenant release or covenant modifications, whether future development under current zoning will be consistent with existing and planned development.

Chapter 17.220 - LOW DENSITY RESIDENTIAL DISTRICTS (LDR-6, LDR-8.5)**Sections:**

17.220.010	Purpose
17.220.020	Locational Criteria
17.220.030	Permitted Uses
17.220.040	Height Regulations
17.220.050	Density Requirements
17.220.060	Lot Coverage and Dimensions

17.220.010 Purpose

The LDR districts are intended to implement the provisions of the Coos Bay Comprehensive Plan. In addition, these districts are intended to:

- A. Recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment;
- B. Establish higher densities close to employment centers and transit corridors and lower densities in areas without urban services;
- C. Create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design;
- D. Provide for additional related uses such as utility uses necessary to serve immediate residential areas;

17.220.020 Locational Criteria

- A. The city shall zone land designated for low density residential use on the Coos Bay Comprehensive Plan map within the Coos Bay corporate limits as follows:
 - 1. LDR-6 (6,000 sq. ft. lots). New parcels in this area must average within 10% 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.
 - 2. LDR-8.5 (8,500 sq. ft. lots). New parcels in this area must average within 10% 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.
- B. Zoning of residential land upon annexation to the City:
 - 1. Newly annexed lands shall be incorporated into the City consistent with the Comprehensive Plan Land-Use Map.

17.220.030 Uses

The following uses are permitted or excluded in the LDR district subject to the applicable provisions of this and other applicable Coos Bay Development Code titles. P = Permitted use; C = Conditional use; X = Prohibited use. :

Use	LDR-6	LDR-8.5
Residential Uses		
Single-family detached dwelling units	P	P
Duplexes	P	X
Manufactured homes	P	P
Manufactured home parks and subdivisions and related uses or structures.	P	P
Adult care facilities	C	C
Foster care homes	C	C
Accessory buildings and uses		
(a) Private garages and carports.	P	P
(b) Greenhouses, gardens, and orchards for private, non-commercial propagation and culture of plants, fruits, and vegetables	P	P
(c) 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	P
(d) Covered patio, freestanding or attached	P	P
(e) Solar energy systems and structures solely designed to support solar energy systems	P	P
Non-Residential Uses		
Art galleries and museums	C	C
Bed and breakfast house	C	X
Child care facility (fewer than 13)	P	P
Churches	C	C
Community recreation	C	C
Community clubs	C	X
Home occupations	P	P
Kennels	X	X
Public utilities such as electrical substations	C	C
Public schools	C	C
Public buildings and uses not otherwise listed as permitted in CBDC	C	C
Telecommunication facilities	C	C
All manufacturing and commercial uses or services, except permitted home occupations and day/adult care facilities.	X	X

17.220.040 Height Regulations

A maximum building height in all LDR districts shall be thirty-five feet measured from the lowest finished grade level to the highest point on the roof.

17.220.050 Density Requirements

- A. 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, LDR Districts, CBDC.

- B. Lots created for drainage facilities, parks, open space, wetlands and buffers, and utilities shall not be subject to maximum lot size requirements.
- C. Newly created lots in a proposed land division must average within 10% 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 acre ¹
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.

17.220.060 Lot Coverage and Dimensions

- A. Maximum building lot coverage shall not exceed thirty-five percent (35%). Maximum impervious surface area shall not exceed fifty percent (50%).
- B. Front yard setbacks shall be measured as the distance between the primary street facade of the dwelling and the nearest edge of the street right-of-way.
 - 1. The measurement shall be made at either the front plane of the front porch or of the dwelling if there is no front porch.
- C. Side yard setbacks shall be consistent with Table 17.220.060 CBDC, 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	15	5	15	10
LDR-8.5	8,500	40	90	15	10	15	15

Chapter 17.225 - MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

Sections:

- 17.225.010 Purpose
- 17.225.020 Location
- 17.225.030 Permitted and Conditional Uses
- 17.225.040 Density and Dimensional Requirements
- 17.225.050 Requirements of Single-Family Attached Housing
- 17.225.060 Requirements of Multi-Family Attached Housing
- 17.225.070 Requirements of Factory-Built (Mobile) Home Parks

17.225.010 Purpose

The Medium Density Residential (MDR) district is intended to provide for residential development opportunities with a minimum density of eight (8) units per net acre, and a maximum density of sixteen (16) units per net acre. The district is further intended to facilitate use of public transit, reduce the burdens of automobile related problems, and encourage efficient use of commercial services and public open space.

17.225.020 Location

The City Council, with the recommendation of the Planning Commission, generally, shall assign MDR zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and with good access to local public schools and parks.

17.225.030 Permitted and Conditional Uses

- A. Permitted Uses. The City permits the following primary uses on buildable lands: subject to compliance with the requirements of the City's adopted level-of-service standards of the Coos Bay Capital Improvement Plan: P = Permitted use; C = Conditional use; X = Prohibited use

Use	MDR-16
Residential	
Existing lawful residential use	P
One new single-family residence per lot of record	P
Single-family dwelling combined with a multiple-family dwelling on the same lot	C
Certified factory built homes or home parks	C
Accessory Apartment	C
Multiple-family dwellings, including but not limited to attached single-family dwellings, such as townhouse, duplexes, triplexes; and detached multi-family dwellings such as apartments	P
Group Residential Care Facility	C
Group Residential Treatment Facility	C
Multiple-family dwelling, greater than 35 feet in height and three stories	C
Planned Unit Development	C
Accessory buildings and uses normal and incidental to the building and uses permitted in this chapter	P

Non-Residential Permitted Uses	
Home occupation	P
Tourist habitation (bed and breakfast)	P
Laundry Facility (outward appearance must retain a residential character	P
Recreational Vehicle, maximum percent of the total number of mobile home spaces, provided all sites complying with CBDC 17.275.030	P
Non-Residential Conditional Uses	
Administrative Service	C
Bus Shelter	C
Child care facility	C
Community/recreation building	C
Convenience Sales and Personal Service	C
Educational Service	C
Home Occupation – Retail Sales on the premises	C
Library Service and Cultural Exhibit	C
Lodge, club, fraternal, or civic assembly	C
Public parks and recreational facilities	C
Public Safety Service	C
Recreational vehicle	C
Religious Assembly	C
Utility and Service – No outside storage of equipment	C
Zero lot line development	C

- B. Conditional uses allowed in an MDR district are described in CBDC 13.330, Single-family permitted, conditional and prohibited uses. Minimum density standards shall be met.

17.225.040 Density and Dimensional Requirements

- A. All developments within the MDR zoning district shall comply with the density and dimensional requirements of CBDC Table 17.225.030.

Table CBDC 17.225.030, MDR Density & Dimensional Requirements			
Standard	Multi-Family	Single-Family	
		Attached	Detached
Net Density	8-16	8-16	8-16
Minimum Lot Width	40 Feet	40 Feet	40 Feet
Minimum Lot Depth	60 Feet	60 Feet	60 Feet
Minimum Area	5,000 SF	5,000 SF	5,000 SF.
Maximum Lot Coverage	85%	60%	60%
Maximum Height	35 Feet	35 Feet	35 Feet
Setbacks			
Min. Front Setback	10 Feet	10 Feet	10 Feet
Min. Garage Setback From Public Street	20 Feet	20 Feet	20 Feet
Min. Side Setback	0 Feet Attached or 5 Feet Abutting	0 Attached / 5 Feet Non- Attached	5 Feet

	Single Family		
Min. Street Side Setback	10 Feet	10 Feet	10 Feet
Min. Rear Setback	5 Feet	5 Feet	5 Feet

- B. Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80% of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80% of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR 8.5, a 7,000 sq. ft. minimum lot size, and the MDR lots abutting the LDR district may not be less than 5,600 sq. ft.
- C. Product types. The City desires to foster an opportunity for the creation of a variety of MDR housing products so as to promote housing affordability, architectural variety and unique neighborhood character. A MDR project proposal which consists of 5 gross acres or more, including abutting lands under common ownership, may not include more than 75% of one housing type, i.e., multi-family, single-family attached or single-family detached.

17.225.050 Requirements of Single-Family Attached Housing.

A single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the Director shall apply the more specific standard.

- A. Building permits for attached developments may only be approved where fully consistent with the approved land division.
- B. Notations on the plat and/or covenants running with the land, approved by the City Attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.
- C. Single-family attached housing shall not be permitted in housing clusters of greater than six (6) units
- D. Only one (1) dwelling unit may occupy an individual lot. Each attached dwelling may occupy no more than one (1) lot.
- E. No portion of a unit may occupy space above or below any other unit, except underground shared parking.
- F. Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:
1. Providing two hundred (200) square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or
 2. Providing two hundred (200) square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

17.225.060 Requirements of Multi-Family Attached Housing – Apartments.

A multi-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the Director shall apply the more specific standard.

- A. Multi-family attached housing shall not be permitted in clusters of greater than ten dwelling (10) units.
- B. Building permits for attached developments may only be approved where fully consistent with the approved land division.
- C. Notations on the plat and/or covenants running with the land, approved by the City Attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.

17.225.070 Requirements of Factory-Built (Mobile) Home Parks

All extensions or improvements made to existing residential certified factory-built homes or home parks made after the enactment of the ordinance codified in this title shall comply with the provisions of this title.

(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.

(2) Minimum park area: one acre.

(3) Unit density: not more than eight but no less than five 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:

(i) Twenty feet where no on-street parking is allowed.

(ii) Twenty-eight feet where on-street parking is allowed on one side of the street.

(iii) Thirty-six feet where parking is permitted on both sides of the street.

(iv) All private streets and ways within the park shall be built as approved by the public works department.

(v) An additional five feet from each edge of the pavement or two feet from the edge of the sidewalk shall be designated as right-of-way from which setbacks are to be measured.

(vi) When on-street parking is provided, it may substitute for the guest and second parking requirements if approved by the planning commission.

(vii) 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 500 feet of a fire hydrant, following the street right-of-way. Existing spaces now located or occupied at a distance greater than 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 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 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 six percent 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:

(i) Boundaries of the proposed areas.

(ii) Written explanation of the purposes of the areas and a description of any improvements to be made.

(iii) 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 feet, except the area defined as the entrance of the park where the wall may be three feet for vision clearance.

(9) Signs.

(a) Signs within the mobile home park shall be no larger than two 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 Chapter [17.340](#) CBDC, Off-Street Parking and Loading, shall apply.

(11) Special Certified Factory Built (Mobile) Home Siting Requirements.

(a) Certified Factory-Built Homes and Parks.

- (i) Only certified factory-built homes shall be allowed in the R-5 district.
- (ii) Residential certified factory-built home parks and units shall be required to meet all state requirements for mobile home parks.
- (iii) Recreational vehicles may be allowed in accordance with CBDC [17.55.020](#).

(b) Yards. Building separation in a mobile home park for each mobile home and its accessory structures shall be in accordance with the following:

- (i) A mobile home shall not be located closer than 15 feet from any other mobile home, closer than 10 feet from a park building within the mobile home park, or closer than five feet from a park property boundary line or street right-of-way.
- (ii) 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 International Building Code.

(c) Building Height. No dwelling or accessory building shall be erected or installed with a height in excess of 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 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 subsection (11)(b)(i) of this section.

(12) Yards. There are no yard requirements for the use, bus shelter, other than those imposed by building codes.

(13) 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 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 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 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 in the nonnegotiable amount established by resolution of the City Council. The bond or deposit shall:

(i) Name the City as obligee.

(ii) Be in a form approved by the City Attorney.

(iii) Be conditioned upon the final approval and acceptance of the development.

(iv) Provide full warranty for the improvements for a minimum of two years from the date of final acceptance by the City.

(v) 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.

(vi) Cover any costs, attorney's 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 17.230 - COMMERCIAL DISTRICTS (C and MX)

Sections:

- 17.230.010 Purpose
- 17.230.020 Uses
- 17.230.030 Development Standards
- 17.230.040 Mixed-Use (MX) District

17.230.010 Purpose

- A. Commercial (C) District. These commercial areas are intended to provide for the regular shopping and service needs for the community and adjacent service areas. Typical allowed uses include convenience food markets, beauty and barber shops, bakeries and service industries. These areas are held to a high standard of site plan review due to the close proximity of residential zones. Development activity shall meet, as applicable, the design guidelines contained in this code.
- B. The Mixed Use (MX) district requires mixed use developments to provide the community with a mix of mutually-supporting retail, service, office and medium or high density residential uses. The zone is designed to promote cohesive site planning and design that integrates and interconnects two or more land uses into a development that is mutually supportive. It can provide incentives to develop a higher-density, active, urban environment than generally would be found in a suburban community. This type of development is further expected to:
 - 1. Achieve the goals and objectives of the community's Comprehensive Plan and capital facilities plans;
 - 2. Enhance livability, environmental quality and economic vitality;
 - 3. Maximize efficient use of public facilities and services;
 - 4. Create a safe, attractive and convenient environment for a variety of uses including living, working, recreating and traveling.
- C. Applicability.
 - 1. General. The provisions of this section shall be applied to parcels or groups of contiguous parcels designated mixed-use on the City's official zoning map.
 - 2. Interpretation. If the requirements of the mixed use district conflict with other regulations, the more stringent shall apply.
- D. Definitions. For the purposes of this section, the following definitions shall apply:
 - 1. "Mixed-use development" shall mean a group of structures planned as a single entity and containing within and/or among them a variety of complementary, and/or mutually supporting uses (such as housing, offices, retail, public service or entertainment).
 - 2. "Net Acre" means an acre of the developable portion of the site, which is derived from the total (gross) acreage of the site minus the area required to be, or voluntarily, set aside, as critical and environmentally sensitive lands and the corresponding buffers, public rights-of-way, road easements and any similar public facilities.

17.230.020 Uses

The uses set out in Table 17.230.020 CBDC are examples of uses allowable in the Commercial and Mixed-Use Districts. Where a specific use is not listed in the table the Director shall determine the most appropriate similar use in the table. P = Permitted use; C = Conditional use; X = Prohibited use

Table 17.230.020 Uses

Use	C	MX
1. Residential		
a. Existing residences without any increase in density	P	P
b. Home business	P	P
c. Bed and breakfast establishments	P	P
d. Medium-density residential	C	P
2. Retail Sales – Food.		
a. Markets in excess of 15,000 square feet gross floor area	P	C
b Markets – under 15,000 square feet of gross floor area	P	P
c. Bakery – primarily retail outlet (> 10,000 square feet of gross floor area)	P	P
d. Bakery – primarily retail outlet (< 10,000 square feet of gross floor area)	P	P
3. Retail Sales – General.		
a. General retailer (over 25,000 square feet gross floor area)	P	P
b. General retailer (under 25,000 square feet gross floor area)	P	P
c. Single purpose/specialty retailers (less than 10,000 square feet gross floor area)	P	P
d. Single purpose/specialty retailers (greater than 10,000 square feet gross floor area)	P	P
e. Yard and garden supplies, including nurseries	P	X
f. Adult Entertainment	C	X
4. Retail Sales – Restaurants, Drinking Places.		
a. Restaurants	P	P
b Restaurants, with associated drinking places, alcoholic beverages	P	P
c. Drive-through, drive-in, or drive-up facilities,	C	C
5. Retail Sales and Services – Automotive and Related.		
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	C	X
b. Quick vehicle servicing	P	P
c. Filling station	P	P
d. Manufactured home sales	C	X
e. Car washes	P	C
f. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles	P	X

Use	C	MX
g. Commercial off-street parking facilities	P	C
h. Vehicle towing and storage services	P	X
i. Transportation terminals		
(1) Freight	C	X
(2) People	P	P
6. Retail Sales – Building Material and Farm Equipment.		
a. Lumber and other building materials stores and yards, with only incidental cutting and planting of products sold	P	X
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	P	C
c. Hardware, home repair and supply stores (over 100,000 square feet gross floor area)	P	X
d. Hardware, home repair and supply stores (10,000 to 100,000 square feet gross floor area)	P	C
e. Hardware, home repair and supply stores (under 10,000 square feet gross floor area)	P	P
f. Farm equipment and implement dealer	P	X
g. Hay, grain, and feed stores	P	X
7. Retail Sales – Products (Finished product retailers with primary fabrication or assembly on-site and within an entirely enclosed building.)		
a. Uses of < 10,000 square feet gross floor area	P	P
b. Uses of 10,000 square feet gross floor area or greater	P	P
8. Services – Personal.		
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	P	P
b. Barber and beauty shops	P	P
c. Clothing rental establishments	P	P
d. Mortuaries	P	P
9. Services – General.		
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (< 2,500 square feet)	P	P
b. Office equipment and home appliance rental, service and repair agencies	P	P
c. Printing, publishing and lithographic shops	P	P
d. Services to buildings (including dwellings), cleaning and exterminating	P	P
e. Moving and storage	P	C
f. Mini-warehouse	P	X
g. Branch banks	P	P
j. Event facilities (<10,000 square feet)	P	C
l. Event facilities (>10,000 square feet)	P	P

Use	C	MX
m. RV storage	P	C
10. Services – Lodging Places.		
a. Hotels/motels	P	P
b. Recreational vehicle parks and campgrounds	C	X
11 Services – Medical and Health.		
a. Hospitals	X	X
b. Outpatient clinics	P	P
c. Medical laboratories	P	P
d. Sanitaria, convalescent and rest homes	P	P
e. Orthopedic equipment and supplies, rental, sales and services	P	P
f. Animal hospitals and veterinary clinics		
(1) Outside animal activities	C	X
(2) Inside animal activities only	C	X
g. Ambulance services	P	P
h. Residential care homes	C	C
12. Services – Professional Office.		
a. Professional offices	P	P
c. Artists/photographic studios	P	P
13. Services – Amusement.		
a. Amusement centers	C	C
b. Bowling alleys, billiard and pool parlors, and video arcades	P	C
c. Skating rinks, ice and/or roller	P	P
d. Theaters, indoor	P	P
e. Drive-in theaters, stadium and arena facilities	C	C
f. Athletic, health and racket clubs	P	P
h. Zoos, Circuses, carnivals, or amusement rides, excluding temporary civic events endorsed by the City Council	C	X
14. Services – Educational.		
a. Nursery schools, preschools	P	C
b. Day care facilities	P	C
c. Libraries	P	P
e. Vocational schools	P	C
f. Artistic studios and schools including but not limited to dance, music and martial arts (<10,000 square feet)	P	P
g. Artistic studios and schools including but not limited to dance, music and martial arts (>10,000 square feet)	P	C
h. Public parks, parkways, recreation facilities, trails and related facilities	P	C
i. Public/private educational institutions	P	C

Use	C	MX
15. Services – Membership Organizations.		
a. Business, professional and religious (not including churches)	P	P
b. Civic, social, fraternal, charitable, labor and political (<5,000 square feet)	P	P
c. Civic, social, fraternal, charitable, labor and political (>5,000 square feet)	P	P
d. Churches	C	C
16. Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)		
a. Distribution facilities of less than 25,000 square feet gross floor area	C	X
b. Distribution facilities of between 50,000 and 25,000 square feet gross floor area	C	X
17. Public Services and Facilities.		
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	P	P
b. Sewer, water and utility transmission lines	P	C
c. Wireless communications facilities	P	P
d. Museums, historic and cultural exhibits and the like	P	P
e. U.S. Post Offices	P	P
f. Public transit facilities including park and ride facilities	P	P
18. Accessory Uses and Activities.		
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria	X	X
b. Drive-through or drive-up facilities	C	C
c. Open Air Activities		
(1) Open air display of plants and produce in conjunction with a permitted use	P	P
(2) Open air storage of materials	C	C
(3) Open air work activities such as restaurants, portable walk-up vendors (not including drive-through facilities) such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title	P	P
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use	P	C
20. Other Uses.		
a. Temporary uses	P	P
b. Solid waste handling and disposal sites	X	X

17.230.030 Development Standards

- A. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Table 17.230.030, CBDC. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title.
- B. Landscaping.
 - 1. In commercial and mixed-use zoning districts, not less than fifteen percent (15%) of the total lot area shall be landscaped. Pedestrian plazas, sidewalks over the minimum width and other pedestrian amenities may be used to meet the required landscaping at a one to one (1:1) ratio.
 - 2. All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
 - 3. All storage and trash areas must be enclosed and screened from public view.
- C. Development standards.
 - 1. Residential/Commercial.
 - a. All residential or mixed residential/commercial areas shall provide a minimum of 8 residential units per net acre and a maximum of 24 residential units per net acre.
 - 2. Lot Standards
 - a. All development applications in the MX zone shall comply with the applicable standards for lot area dimensions, building height, and setbacks in Table 17.230.030 CBDC.
 - b. Single-family structures that are used for accessory commercial uses shall use the single-family attached/ detached development standards.
 - c. The maximum "building height" shall exclude unique architectural features such as steeples, chimneys, flagpoles, electronic aerial, and cupolas.

Table 17.230.030 Lot Standards

Standard	Commercial	Multi-Family	Single/Multi - Family	
			Attached	Detached
Minimum Lot Width	20 Feet	20 Feet	20 Feet	30 Feet
Minimum Lot Depth	60 Feet	60 Feet	60 Feet	60 Feet
Minimum Area	1,400 SF	1,400 SF	1,400 SF	3,000 SF.
Maximum Area	N/A	N/A	N/A	15,000 SF
Maximum Lot Coverage	85%	85%	75%	60%
Maximum Height	35 Feet	35 Feet	35 Feet	35 Feet
Min. Front Setback	5 Feet	10 Feet	10 Feet	10 Feet
Min. Garage Setback From Public Street	5 Feet	5 Feet	18 Feet	18 Feet
Min. Garage Setback From Alley	5 Feet	5 Feet	5 Feet	5 Feet
Min. Side Setback	0 Feet Attached or 10 Feet Abutting Single Family	0 Feet Attached or 10 Feet Abutting Single Family	0 Attached / 4 Feet Non-Attached	4 Feet
Min. Street Side Setback	0 Feet	0 Feet	10 Feet	10 Feet
Min. Rear Setback	10 Feet	10 Feet	10 Feet	10 Feet

3. Site Planning Design Guidelines

a. Commercial and Mixed-Use Development:

- i. Blank walls facing public streets are discouraged. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials, relief panels, trim, balconies, ledges or other techniques shall be employed to enhance building facades facing public streets.
- ii. Roof lines shall be a minimum of 6/12 for pitched roofs. Lower pitched roofs or parapet roof lines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the Director.
- iii. Rain protection shall be located at the primary entrance that is effectively designed to provide a minimum of 50 square feet of rain protection. This protection may use a single or combination of techniques such as: awning, eve, alcove, airlock, recessed entry or porte-cochere.
- iv. Finished surfaces on building elevations shall emphasize use of architectural grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the Director.

- v. A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.
 - vi. Hardscaping (i.e., curb-to-façade sidewalks with pedestrian amenities) may be substituted in lieu of landscaping requirements subject to review and approval of the review authority.
- D. Special Limitations on Uses. All uses in the MX district(s) shall meet all of the following conditions:
- 1. Odor, noise, emissions, vibration, heat and glare (except for exterior lighting) shall be controlled within the confines of the building or structure.
 - 2. No movement of heavy equipment on and off the site shall occur, except for truck deliveries.
 - 3. No outdoor testing of products or processes shall take place on the site.
 - 4. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.
 - 5. Drive-through facilities require a conditional-use permit as part of the approval process.

Chapter 17.235 – Industrial-Commercial District (I-C)

Sections:

- 17.235.010 Purpose
- 17.235.020 Permitted Uses
- 17.235.030 Dimensional Requirements
- 17.235.040 Industrial Development Standards

17.235.010 Purpose

- A. It is the City's intent that industrial uses be encouraged in accordance with the comprehensive plan and that potential industrial areas be retained as an essential element for a vital economic base for the population of Coos Bay. The intent of this district is to provide suitable areas for a variety of industrial and commercial uses including manufacturing, wholesale trade and distribution activities. The industrial-commercial district is intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Conditional uses are those which may have some nuisance characteristics that may be mitigated and where such uses may be appropriately sited in Coos Bay. Industrial-commercial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways.

17.235.020 Permitted Uses

The following uses in the Industrial-Commercial (I-C) zone are permitted (P), conditional (C) or prohibited (X) as indicated in Table 17.235.020, CBDC. P = Permitted use; C = Conditional use; X = Prohibited use

Use – Table 17.235.020		I-C
1. Accessory uses and structures which are incidental to one or more permitted principal uses in this zone.		P
2. Acid manufacture		X
3. Art galleries, libraries and museums		P
4. Asphalt plants		X
5. Auditoriums and civic centers		P
6. Automobile, boat, truck, tractor, motorcycle, recreational vehicle, manufactured home and other vehicle service, rental and leasing, new and/or used		P
7. Bulk gasoline storage and fuel oil distributors		C
8. Business services operated in conjunction with one or more permitted uses		P
9. Churches, including cemeteries and customary accessory buildings and		C
10. Clubs, lodges, fraternal institutions and other places of assembly for membership groups		P
11. Cold storage plants, frozen food lockers and ice manufacture		P
12. Colleges and universities		C
13. Commercial recreation facilities, enclosed only		P
14. Commercial recreation facilities, unenclosed		P

15. Conical burners and incinerators, including biomedical waste	X
16. Contractor's establishments	P
17. Day care centers	P
18. Distribution facilities	P
19. Dry-cleaning plants	P
20. Explosives manufacture and storage	X
21. Exterminators and pest control businesses	P
22. Fertilizer manufacture	X
23. Finance, insurance and real estate offices	P
24. Medical clinics	P
25. Institutionalized residential-living facilities, such as personal-care homes, nursing homes, convalescent homes, group homes, continuing care retirement facilities and similar uses	C
26. Junkyards, wrecked motor vehicle compounds and used auto or other vehicle parts yards	P
27. Kennels	P
28. Landfills	X
29. Lumber yards, saw mills	C
30. Machine shops	P
31. Manufacturing, fabrication, assembling and packaging activities, including accessory storage, for the following products and/or materials: cloth, fiber, fur and hair; electrical and communication equipment; cosmetics, drugs and pharmaceuticals; food, beverage, dairy and tobacco products; and medical, dental, optical precision and surgical instruments and equipment	P
32. Manufacturing, fabrication, assembling, processing, canning, packaging, compounding, storage and treatment activities for the following activities and/or materials: brick, concrete, cement, clay, mortar, plaster and tile; chemicals and floor coverings; extraction or removal of sand, gravel, topsoil, clay, dirt, precious metals, gems or other natural resources; and paper	P
33. Offices	P
34. Paper and pulp mills	X
35. Parking garages and parking lots	P
36. Personal service establishments, in conjunction with one or more permitted uses	P
37. Printing, publishing, bookbinding and blueprinting establishments	P
38. Public and semipublic buildings and uses	P
39. Radio and television studios	P
40. Radio, television and cellular phone towers and antennas	P
41. Recreational facilities of a noncommercial nature, including parks, playfields and golf courses	P
42. Recycling plants, including any processing facilities	P
43. Research and scientific laboratories	P
44. Residences for a caretaker or night watchman	P

45. Residences of all types, when located on upper floors, in the rear of, or otherwise clearly secondary to commercial buildings	X
46. Restaurants, lounges, taverns and nightclubs, including drive-in and drive-through facilities	P
47. Lounges and taverns	P
48. Restaurants	P
49. Restaurants, drive-through	P
50. Retail trade gasoline sales, enclosed or unenclosed	P
51. Rubber manufacture	X
52. Schools, public, parochial, private, vocational, technical, business and others, nonprofit or operated for profit	P
53. Services, automotive, including gasoline sales	P
54. Services, business, health, miscellaneous and personal	P
55. Services, lodging	P
56. Services, lodging, but only when accessory to another principal use	X
57. Single-family detached dwellings and their customary accessory buildings and uses, existing on the effective date of the regulations codified in this title, but not including new single-family residences	P
58. Storage buildings and storage yards, for non-hazardous raw materials and finished products	P
59. Temporary uses which may be approved by the Director	P
60. Tire retreading and recapping	P
61. Transportation, communication and utility facilities, not otherwise specifically permitted	P
62. Utilities and communication facilities, such as telephone exchanges, electric substations and public television stations	P
63. Warehouses, wholesale and storage establishments, mail order houses and distribution facilities occupying no more than fifty thousand square feet of enclosed gross floor area	P
64. Welding shops	P
65. Wholesale distribution and warehousing facilities, including mail order houses, occupying more than 50,000 square feet	P
66. Wineries, breweries and distilleries	P

17.235.030 Dimensional Requirements

Table 17.235.030 establishes dimensional requirements for industrial-commercial districts:

Standard	I-C
Minimum lot size	No requirements
Minimum lot frontage	No requirements
Minimum lot width	No requirements
Front and street side yard building setback	10 ft.
Side and rear yard building setback	5 ft.
Minimum distance between principal buildings	30 ft.
Maximum building coverage	No requirements
Maximum height	None

17.235.040 Industrial-Commercial Development Standards

Developments in the I-C zoning district shall be designed and constructed in accordance with the following standards:

- A. Shared access points with abutting or adjacent development shall be provided whenever practicable.
- B. New land divisions creating lots of less than one (1) acre are not permitted unless consistent with a site plan approved under the standards of this title.
- C. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title.
- D. Service Roads, Spur Tracks, Hard Stands, Outside Storage Area. No service road, hard stand or outside storage area, or similar use., shall be permitted within required setbacks adjoining residential districts.
- E. Fences & Walls. Sight-obscuring fencing or walls, visible from the public right-of-way, shall be screened with dense sight-obscuring plant materials.
- F. Site Landscaping and Design Plan. Development within this zoning district shall be subject to site plan review prior to the issuance of a building permit; which review may be conducted concurrent with the processing of building permits. In addition to the site plan application requirements, the following requirements shall apply:
 1. Blank walls are discouraged next to residential zones. If a blank wall is adjacent to residential zones the applicant shall provide and maintain a vegetative buffer of at least eleven (11) feet high that creates a varied appearance to the blank wall. Other features such as false or display windows, artwork, and varied building materials are acceptable.
 2. Building facades facing public streets shall have fifty percent (50%) of the total surface area of the wall transparent.

3. Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is highly recommended. Sidewalks may be placed within this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high speed traffic on adjacent roads.
 4. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
 5. If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop the applicant shall provide a transit stop and shelter directly adjacent or as close as possible to the main building entrance as the transit authority requires.
 6. All off-street parking areas shall be planted with a minimum of one (1) deciduous tree for every six (6) parking spaces. Trees shall be of such species and spacing that a canopy effect shall result. Trees must be dispersed throughout the parking lot.
 7. Required setback areas adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and water quality facilities.
 8. A minimum of twenty percent (20%) of the site shall be landscaped. Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy the requirement. To qualify as a pedestrian plaza the following conditions must be met:
 - a. Minimum Size. A minimum of ten (10) feet depth and width with a minimum size of six hundred fifty (650) square feet.
 - b. Paving. A minimum of eighty percent (80%) of the area shall be paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
 9. Structures and open spaces should be clustered on-site to maximize the campus and open space qualities within the development.
 10. When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty (50) feet for a distance of at least five (5) feet.
- G. Pedestrian Access Plan. An on-site pedestrian circulation system must be provided, which connects the street to the public entrances of the structure(s) on-site.
1. The circulation system shall be hard surfaced and be at least five (5) feet wide.
 2. Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA).
 3. The on-site pedestrian circulation system and parking areas must be lighted to a level which provides adequate lighting so that parking areas can be used safely when natural light is not present.
 4. The pedestrian system must connect the site to adjacent streets and transit stops. The pedestrian system must also connect on-site public open space or parks, commercial,

office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line, when existing development does not preclude such connection. Development patterns must not preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development.

H. Performance Standards.

1. No land or structure shall be used or occupied within this district unless there is compliance with the following minimum performance standards:
 - a. Maximum permissible 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.
 - b. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must be within legal limits as approved by the Oregon Department of Environmental Quality.
 - d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.
 - e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
2. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the responsible official, the applicant shall furnish information sufficient to determine the degree of compliance with the standards in this. Such request may include submission of continuous records of operation for periodic checks to assure maintenance of standards, and special surveys.

I. Light and Glare Standards.

1. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
2. Exterior lighting shall be shielded and directed away from lots in adjacent uses.
3. Interior lighting in parking structures shall be shielded to minimize nighttime glare affecting lots in adjacent uses.
4. When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of this section.

J. Outdoor Storage Standards.

1. All storage areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from adjoining properties or public rights-of-way. Storage areas which adjoin residential districts or in areas where

differences in elevation defeat the purpose of this requirement shall be screened with a fence which shall be placed on top of a berm in order to effectively screen the use.

2. Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen.
 3. Outdoor storage is prohibited as follows:
 - a. In floodways;
 - b. On slopes greater than fifteen percent (15%);
 - c. In parking stalls
 - d. In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the responsible official or where a minimum five (5) foot-wide walkway does not remain clear and free of obstructions;
 - e. Any materials that attract animals, birds or vermin; and
 - f. In fire lanes.
 4. The applicant shall demonstrate that both outdoor storage and the screening for outdoor storage are in the appropriate locations on the site to minimize impacts, given the operational practices of the facility.
- K. Vibration. Site generated ground vibrations shall not be perceptible by a person of ordinary sensitivity, without instruments, at any point of any property line of the property on which a use or structure is located. Vibrations from temporary construction activities and vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded.
- L. Electromagnetic Interference. Electric fields and magnetic fields shall not be created that adversely affect the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the Federal Communications Commission under the Federal Telecommunication Act of 1996 or its successor.

Chapter 17.240 – Waterfront Heritage District (WH)

Sections:

<u>17.240.010</u>	Intent.
<u>17.240.020</u>	WH Zoning Subdistricts.
<u>17.240.030</u>	Permitted Uses.
<u>17.240.040</u>	Conditional Uses.
<u>17.240.050</u>	Uses Expressly Prohibited.
<u>17.240.060</u>	Preexisting Uses.
<u>17.240.070</u>	Property Development Requirements.
<u>17.240.080</u>	Architectural Design.
<u>17.240.090</u>	Table.

17.240.010 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;
 - (d) Urban residential opportunities; and
 - (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.

17.240.020 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, U.S. 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, U.S. 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, U.S. 101 to the west, Ivy Avenue to the north and the Coos Bay waterway to the east.

17.240.030 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 17.240.090.

17.240.040 Conditional Uses

The following uses are permitted in the WH district if authorized in accordance with the provisions of Chapter [17.325, Conditional Uses](#), CBDC:

(1) Civic Use Types.

(a) Bus shelter (administrative conditional use, See Chapter [17.325, Conditional Uses](#), CBDC).

(2) Commercial Use Types.

(a) Business equipment sales and service.

(b) Repair service, consumer.

(c) Tourist Habitation – Waterfront inn, WH-2 and WH-3 subdistricts only.

(3) Industrial Use Types. Manufacturing, WH-3 subdistrict only.

(4) Agricultural Use Types.

(a) Horticulture.

17.240.050 Uses Expressly Prohibited

The following uses are expressly prohibited in the WH district:

(1) Civic Use Types.

(a) Educational service.

(2) Commercial Use Types.

(a) Automobile and Equipment.

(i) Cleaning.

(ii) Fleet storage.

(iii) Repairs, light and heavy equipment.

(iv) Sales/rental, light and heavy equipment, except boats.

- (v) Storage, nonoperating vehicles.
- (b) Agricultural sales/services.
- (c) Building/property maintenance service.
- (d) Fuel sales, other than marine.
- (e) Transportation services, except rail and marine.

17.240.060 Preexisting Uses

Notwithstanding Chapter 17.327, Non-Conforming Uses, CBDC, 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 preexisting 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 preexisting use which is changed to a permitted use shall not afterwards be changed back to the preexisting use.
- (b) A preexisting use may be expanded and/or altered on the same lot. Expansion and/or alteration of improvements housing a preexisting 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 CBDC [17.240.070, Property Development Requirements](#), which includes design review standards. However, additional or different uses, not permitted by the WH district, are not allowed.

(2) Discontinuation. If a preexisting nonwater-dependent or water-related use is discontinued for a period of 12 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 preexisting use which is damaged by fire, natural disaster, or other casualty may be restored to its previous condition and the preexisting use resumed, provided such restoration is commenced within a period of 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 Director may be appealed to the Planning Commission pursuant to Chapter [17.130, Procedures](#), CBDC.

(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 preexisting use to safe condition as required by law.

17.240.070 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 the WH-3 subdistrict:

(i) A structure on the land abutting the waterfront provides a view of the water from the interior of the building.

(ii) At least one 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. All development shall demonstrate compliance with 18.240.080, Architectural Design, CBDC. 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.

(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 Director or his/her designee. The proposed colors must be from, or similar to, the historical color palette, located in the community development department.

In a 12-month period, if less than 10 percent of the paintable wall area is to be covered with the building’s 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 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 stories, or 35 feet in height, whichever is lower.

(b) WH-3 Zoning Subdistrict. No building or structure shall be greater than four stories, or 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 feet from the edge of the public right-of-way except that up to 25 percent of the facade may be set back a maximum distance of 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 [17.340, Off-Street Parking and Loading Requirements](#), CBDC. 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 [17.340, Off-Street Parking and Loading Requirements](#), CBDC.

(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 Director 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 [17.240.080, Architectural Design, CBDC](#).

(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 approval of 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)(i) 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 sites with the same type and size of activity as proposed.

(ii) The 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 nonwater-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 nonindustrial uses to the maximum extent possible; elements listed in subsection (17)(b) of this section 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”:

i. Maximum permissible 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.

ii. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.

iii. Smoke and Particulate Matter. Air emissions must be within legal limits as approved by the Oregon Department of Environmental Quality.

iv. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.

v. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.

17.240.080 Architectural Design

(1) Intent. The intent of the architectural design review goals and standards is to ensure 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 Community Development Department.

(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 two-dimensional shapes or three-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:

(i) Design should result in buildings with a perceived size that maintains a human scale that is comfortable and attractive for pedestrians.

(ii) Design should result in a quality street environment that is attractive to pedestrians and development.

(iii) 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.

(iv) 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.

(v) 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:

(i) 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.

(ii) 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.

(i) 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;

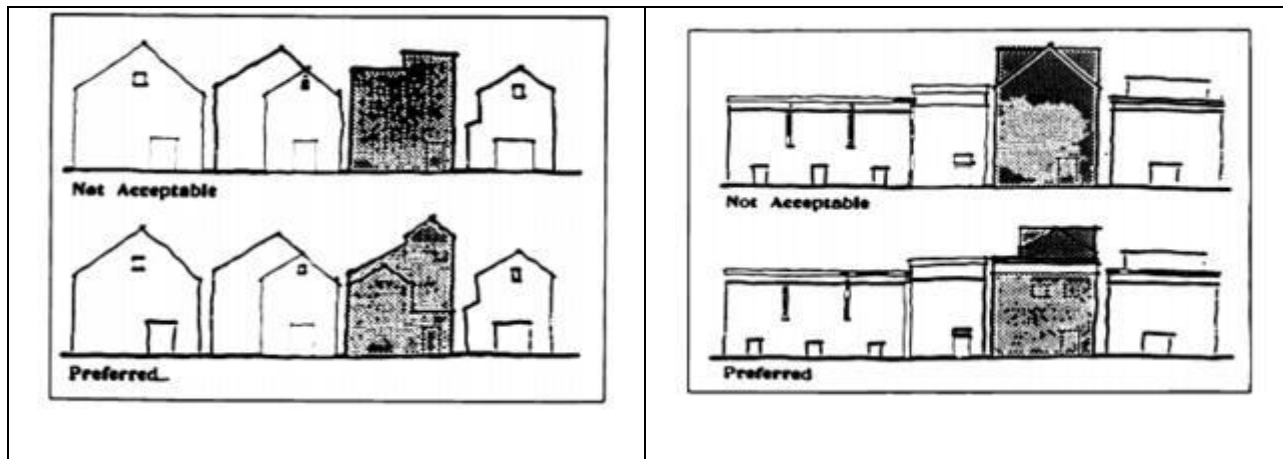
(B) Broken rooflines; or

(C) Building elements such as balconies, chimneys, porches or other entry details, and landscaping.

(ii) Use architectural features such as cornices or other details that lower the apparent height of the building.

(iii) 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.



(iv) 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 extension 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.

(v) 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.

(vi) 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.

(vii) 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.

(viii) Reserve bright colors for trim or accents unless it is common to the architectural style.

(ix) Use of reflective exterior materials where glare would shine into nearby buildings is prohibited.

(b) Building Design – Articulation – Finish Materials.

(i) 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 eight inches in width. Vertical siding should be rough-sawn “board on board” typical to the designated historical styles.

(ii) 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.

(iii) 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.

(iv) 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.

(v) 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.

(vi) Glass should be clear or ornamental stained glass. Translucent glazing should be used only for restrooms.

(vii) 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.

(viii) Light fixtures should be integrated with architectural elements. Decorative light fixtures that are in keeping with the historic styles are encouraged.

(ix) 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 [17.337, Signs](#), CBDC. 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.

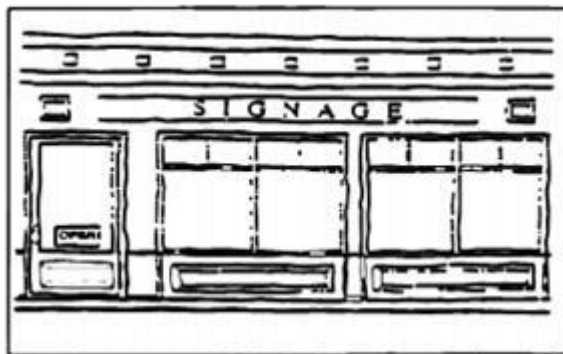
(c) Signs shall have a minimum clearance of eight feet above a pedestrian walkway and 15 feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two feet to any curblane. A projecting sign shall not project more than eight feet beyond the property line.

(d) All signs shall:

- (i) Be of an appropriate size and design;
- (ii) Be sited sympathetically on the building;
- (iii) Not obscure or remove detailing on the building;
- (iv) Be designed as part of the building and not treated as an unrelated addition; and
- (v) Be related to the style and character of the building and general area.

(e) Allowed Sign Types.

(i) Wall/Fascia Sign - means 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 storefronts or across separate buildings.



(ii) Projecting or Hanging Sign – means a sign where the message area is displayed perpendicular to the building fascia.



(iii) Awning Sign – means 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.



(iv) Marquee Sign – means either 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.

(v) 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.

(vi) 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.

(vii) Neon Sign. Any sign where neon or other gas contained in tubing is illuminated by the application of electric current is prohibited.

(viii) Sandwich Board. Portable signs that are not permanently affixed to the ground or a structure are prohibited.

Table 17.240.090

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		P		P	P	P
Dwelling		P		P		P
Dwelling, Duplex		P		P		P
Dwelling, Multifamily		P		P		P
Row Houses			P	P	P	P
Civic Uses						
Administrative Service		P	P	P	P	P
Community Recreation	P	P	P	P	P	P
Library Service and Cultural Exhibit	P	P	P	P	P	P
Lodge, Club, Fraternal or Civic Assembly – Small and Large		P		P		P
Public Safety Service	P	P	P	P	P	P
Visitor Information Center	P		P		P	P
Commercial Uses						
Business Support Service		P	P	P	P	P
Child Care Facility (fewer than 13), accessory to permitted use		P	P	P	P	P
Clinic		P		P		P
Convenience Sales and Personal Services	P	P	P	P	P	P
Dining Establishments – Fast Order Food and Sit-Down	P	P	P	P	P	P

Farmer's Market/Fish Market	P	P	P	P	P	P
Financial, Insurance and Real Estate Services	P	P	P	P	P	P
Food and Beverage Retail Sales	P	P	P	P	P	P
Fuel Sales – Marine	P		P		P	
Galleries	P	P	P	P	P	P
Manufacturing, limited, which provides public viewing of on-site production and retail sales of finished products	P	P	P	P	P	P
Market Place Retail Sales	P	P	P	P	P	P
Parking Services – Prohibited east of Front St. except in WH-3	P	P	P	P	P	P
Participant Sports and Recreation – Indoor and Outdoor	P	P	P	P	P	P
Personal Services – General	P	P	P	P	P	P
Postal Service	P		P		P	
Professional and Administrative Services	P	P	P	P	P	P
Retail Sales – General (Less than 10,000 sq. ft. building)	P	P	P	P	P	P
Spectator Sports and Entertainment – Indoor and Outdoor	P	P	P	P	P	P
Tourist Habitation – Waterfront Heritage Bed and Breakfast	P	P	P	P	P	P
Transportation Service – Rail and Marine only	P	P	P	P	P	P
Watercraft Sales/Rentals	P		P		P	

Chapter 17.245 – Waterfront Industrial District (W-I)

Sections:

- 17.245.010 Intent
- 17.245.020 Uses
- 17.245.030 Property Development Requirements

17.245.010 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.

17.245.020 Uses

The uses which are permitted, conditional, or prohibited shall be regulated by the Coos Bay estuary management plan.

17.245.030 Property Development Requirements

The standards of Section 3, Land Division and Development, of this title 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 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 lines, 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. Maximum permissible 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 17.250 – Hollering Place District (HP)

Sections:

<u>17.250.010</u>	Intent.
<u>17.250.020</u>	HP Zoning Subdistricts.
<u>17.250.030</u>	HP-1, Upper Bluff Area.
<u>17.250.040</u>	HP-2, Lower Bench Area.
<u>17.250.050</u>	Conditional Uses in HP-2.
<u>17.250.060</u>	Estuarine Uses and Activities.
<u>17.250.070</u>	Property Development Requirements.
<u>17.250.080</u>	Site Design, Guidelines and Standards.
<u>17.250.090</u>	General Design Guidelines and Standards – Architectural Form and Composition.
<u>17.250.100</u>	Hollering Place Master Plan.

17.250.010 Intent

The area encompassed by the Hollering Place zoning district is intended to be developed as a planned unit development (PUD) based on the guidelines and requirements outlined below and the Hollering Place master plan. A cohesive design celebrating historic seaside architecture, reclamation of native shoreline habitats, sustainability, interpretation of local history and reconnection to the water are unifying elements relevant to the zoning district.

Development on the site must complement and connect with the existing business district to the east and act as a catalyst to help spur additional development and investment in the Empire area. A small-scaled gateway development near the intersection of Newmark Avenue and Empire Boulevard should act as a connection to the existing business district and as an entry statement signaling the presence of the remainder of the project. Preserving and enhancing views is a key component and must be balanced with achieving the right development mix and ensuring access for people and vehicles. The myriad of weather and environmental factors is also significant as is making sure the new development is complementary to adjacent uses.

The master plan referred to herein was prepared not as a detailed requirement, but as an example of the uses, property organization and development, site design, and architectural form and composition that can meet the intent of this code.

17.250.020 HP Zoning Subdistricts

The Hollering Place (HP) district shall be made up of two subdistricts described as follows:

(1) HP-1, Upper Bluff Area. The upper bluff area encompasses the area west of Empire Boulevard, south of Newmark Avenue for a distance of approximately 225 feet, and east of the HP-2 subdistrict at the bottom of the bluff. This area contains approximately 0.84 acre (36,779 square feet).

(2) HP-2, Lower Bench Area. The remainder of the zoning district includes the area at the bottom of the bluff east of Mill Street for a distance of approximately 260 feet south of Newmark and the area west of Mill Street, south of Newmark Avenue, east of the mean high water line and north of Holland Avenue. This area contains approximately 2.11 acres (92,049 square feet). The area west of Mill Street and east of the mean high water line is also designated Coos Bay Estuary Management Plan 54-UW (urban water-dependent).

17.250.030 HP-1, Upper Bluff Area

(1) The Hollering Place master plan recognizes that connection to the existing Empire business district is critical. Small-scaled gateway development near the intersection of Newmark Avenue and Empire Boulevard should serve as an anchor and entry statement signaling the remainder of the project. Preserving and enhancing views is a key component along with ensuring access for people and vehicles. Suggested uses in the area include, but are not limited to, the following:

- (a) Dining establishment – Fast order food and sit-down;
- (b) Drinking establishment;
- (c) Food and beverage retail sales;
- (d) Visitor information service;
- (e) Retail sales;
- (f) Office/reservations for lower bench area uses;
- (g) Library service and cultural exhibit.

Not more than 15 percent of the HP-1 area shall be occupied by structures. A structure must occupy a footprint of not more than 1,500 square feet; however, lot area may be used for incidental use of the structure, such as outdoor seating and viewing. At least 75 percent of the HP-1 area must be dedicated to preserving and enhancing the views, and without cost to the user, parking and open space (trails, interpretive signage, kiosks, landscaping, etc.) for the outdoor enjoyment of the view and surrounding area.

(2) Architectural Character.

- (a) A main building is intended to be a landmark on the bluff near the intersection of Newmark Avenue and Empire Boulevard and serve as an attractor for the activities on the lower portion of the site without compromising views of the bay from Newmark Avenue and Empire Boulevard.
- (b) Commercial uses should open onto Empire Boulevard with functional doors and windows, canopies/awnings, recessed entrance doors, and attractive signage at an appropriate scale to the building. Parking is to be located to the south of the landmark building.

17.250.040 HP-2, Lower Bench Area

(1) To engage the community and visitors alike, the master plan for the HP-2 area anticipates a range/mix of uses: commercial, residential, overnight lodging, hands-on/educational and recreational. Development in this area should:

- (a) Capitalize on views, the bayfront and recreational opportunities;
- (b) Serve as a catalyst for the Empire business district and other, nearby developments; and
- (c) Raise the standards for quality development.

Uses such as, but not limited to, religious assembly, lodge, club or fraternal/civic organizations which are not intended for the general public are not appropriate in this zone.

(2) Phased development of the area is allowed within the constraints of an overall development program and approval of a PUD which must include both HP-1 and HP-2. Because Hollering

Place is not intended to be a single-type use development (that is, all residential or all commercial) each phase of development must:

(a) Contain a reasonable balance of use types that will advance the intent of the Hollering Place as a whole; and

(b) Advance the historical element as delineated in the Hollering Place PUD.

(3) Architectural Character. Structures, which are limited to a footprint of 1,500 square feet, should evoke a village feel that is created through the buildings' design, scale, massing, and connection to public space and relationships to each other.

(a) Structures east of Mill Street must be designed so as not to obscure the view from the upper bluff area, HP-1.

(b) Residences are encouraged on the second floor of structures in the area west of Mill Street.

(c) Retail/cottage units may be mixed-use or live/work structures with retail or workshop spaces on the ground floor and a loft-style residential cottage unit above.

17.250.050 Conditional Uses in HP-2

The following uses are permitted in the HP-2 subdistrict if authorized in accordance with the provisions of Chapter [17.325, Conditional Uses](#), CBDC and adequate findings can be made to show the proposed use is complementary to the master plan.

(1) Commercial Use Types.

(a) Limited manufacturing. (See [Industrial/Commercial Districts](#), CBDC.)

(2) Any civic, commercial, or agricultural use which is proposed to exceed a 1,500-square-foot footprint in gross floor area.

17.250.060 Estuarine Uses and Activities

The uses and activities set forth in Coos Bay Estuary Management Plan 54-UW may be permitted if, by allowing the use/activity, the intent of the HP zoning district is met. In addition, the use/activity must satisfy Chapter [17.340, Off-Street Parking and Loading Requirements](#), CBDC and the provisions of this chapter

17.250.070 Property Development Requirements

The property development requirements shall apply to all development in the HP district:

(1) Building Height. Buildings shall be arranged and built to maximize the view of the bay, water and water access, and the North Spit.

(a) HP-1 Zoning Subdistrict. Buildings shall be no more than 25 feet in height from grade to the highest point on the roof.

(b) HP-2 Zoning Subdistrict. Buildings shall be no more than 35 feet in height from grade to the highest point on the roof.

(2) Yards. Setbacks are regulated by state building codes. Setbacks from the line of nonaquatic vegetation are regulated by Coos Bay Estuary Management Plan Policy 23.

(3) Screening. Mechanical equipment, outdoor storage areas, utility vaults, refuse storage, fuel storage tanks, fire check valves, service and loading areas, and the like, shall be located out of view from the general public and shall be screened in a manner so that they are not visible from adjacent streets, public pedestrian walkways, the water, or the upper bluff area. Satellite dishes and mobile communications cell sites shall be screened and located in such a manner so as to reduce visibility from adjacent roadways, pedestrian ways and the bluff.

Screening devices must be designed to directly relate in materials, character, finish, color and detail to the primary structure. Landscaping may assist in screening enclosures and equipment/utility storage areas. Screening should not result in hiding places or entrapment areas.

(4) Utility Lines. Utility lines, including, but not limited to, those used for electricity, communications, street lighting and cable television, shall be placed underground. The Director may waive the requirements if topographical, soil or other conditions make such underground installation or screening of above-ground equipment impracticable.

(5) Drive-through windows are prohibited.

(6) Murals. Murals are prohibited.

(7) Site Plan Review. A PUD, as required for the HP zoning district, requires, in part, approval of a site plan review, as set forth in Chapter [17.320, Site Plan Review](#), CBDC. Likewise, after approval of the PUD, a site plan may be required to ensure an improvement is suitably related to its site and surrounding site and structures.

(8) Architectural Design Review. Approval of an architectural design review, as set forth in Chapter [17.250.090](#), General Design Guidelines and Standards – Architectural Form and Composition, CBDC, is required for all development. For the purposes of this chapter, “development” means 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) The provisions of this chapter shall not prevent construction, reconstruction, alteration, restoration, demolition or removal of any buildings 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.

(b) 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.

(9) Historical Elements. The “story trail” concept in the Hollering Place master plan, which describes the Hollering Place and its history, shall be exhibited at different interpretive points of interest throughout the HP zoning district. Developers will be required to set aside space to accommodate historical elements such as the “story trail” and interpretive signs. The location of the elements must be determined at the time of the PUD.

(10) Parking. All parking areas must be supported by landscape buffers. Parking in HP-1 must be located on the southern portion of the area and visually subdued from Empire Boulevard with low-growing plant material. Except for residential uses, off-street parking requirements as set forth in CBDC [17.340](#) do not apply for the HP zoning district.

(11) Partitioning to allow for separate financing of individual components of the development may be done as part of the planned unit development process.

17.250.080 Site Design, Guidelines and Standards

All development in the HP district shall be consistent with the intent of the master plan and with the site design, guidelines and standards listed in this section. Site design shall respond to environmental, cultural and historic site features by taking advantage of existing view corridors, land use patterns, landforms, prevailing winds, and water-related activities. Long-term sustainable practices should be a focus, including marine resource protection, restoration of native plant communities, and habitat enhancement.

(1) Vehicle Circulation. The existing street patterns, access points and rights-of-way off of Empire Boulevard shall remain. The primary entry point to the lower development will be from Newmark Avenue with a secondary access along Mill Street off of Michigan Avenue. Access to existing businesses and uses will remain, but will be modified to support on-street parking. Existing access to the boat ramp and parking lot shall remain. Parking along Holland Avenue, the south property line of the subject property, shall remain as boat ramp parking.

(2) Pedestrian Circulation. Pedestrian connectivity and continuity should be provided throughout the project with clear crosswalks, curb cuts that meet code, and adequate lighting. High-quality site furnishings suitable for coastal environments with long life and low maintenance should be provided.

(3) Historic Elements. The installation of interpretive panels are to celebrate early Hanisitch settlements and stories; early settlers and industries; estuary and wildlife themes. During the PUD process, the developer will be required to set aside designated space where the panels and “story trail” will be located. The creation, installation and maintenance of panels and trail will be the responsibility of the city as development occurs.

(4) Landscape. All landscaping plans, including the plan for irrigation, shall be approved by the approving authority and installed and subsequently maintained in good condition and in perpetuity by the owner of the property. The landscape plan should reflect a theme (continuity) to be carried out throughout the development. For example, two to three large tree types, four to six shrub types, evergreen and deciduous framework, and color and highlights. Maintenance shall include, but not be limited to, watering, pruning, trimming, mowing, debris and weed removal, and, if necessary, replanting or replacement of failed landscape elements. Failure to maintain the landscaping in good condition shall be considered a violation of this code. Landscaping must not result in hiding places or entrapment areas or create a danger to pedestrians.

(a) Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity. Trees and shrubs used shall be selected from varieties compatible with the southern Oregon coast climate and which do not have destructive root systems which could damage either buildings or paved surfaces. Where parking lots abut buildings, foundation plantings are required.

(b) The landscaped area shall be planted with shrubs and/or ground cover to assure 50 percent coverage within one year and 90 percent coverage within five years. All landscaped areas should be planted and uniformly mulched.

17.250.090 General Design Guidelines and Standards – Architectural Form and Composition

Visual linkages shall be established between the Empire business district and development on the bluff along Empire Boulevard, the various development areas on the lower site, views to the

bay, and potential future development on adjacent sites. Buildings shall be designed and located to minimize the effects of undesirable bay winds at ground level. The following design guidelines and standards are provided for all development in the HP zoning district.

(1) Development shall respond to public streets and public spaces. Development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.

(2) Architectural Character. The desired architectural character of the Hollering Place project is that of vernacular maritime or fishing villages. Examples of this include the many seaside villages and destinations in New England, such as Nantucket, and some of the small towns on the Oregon coast, such as Cannon Beach and Nye Beach, and the Oregon Institute of Marine Biology (OIMB).

Buildings should be designed and appropriately scaled for their function and with respect to their context. Building elevations shall be articulated; long, continuous, unbroken wall and roof planes should be avoided. Architectural detailing and ornamentation, such as cornices, eaves, recessed or covered entryways, and awnings, are encouraged.

(a) Attention shall be paid to the following architectural elements:

- (i) Building form and massing;
- (ii) Building height;
- (iii) Rooflines and parapet features;
- (iv) Special building features (e.g., towers, porches, entries, canopies, signs, and artwork);
- (v) Window size, orientation, and detailing;
- (vi) Materials and color; and
- (vii) The building's relationship to the site, climate, topography and surrounding buildings.

(b) Building Entries.

- (i) The main entrances to buildings shall be prominent, interesting and pedestrian-accessible.
- (ii) The orientation of building entries shall:
 - (A) Orient the primary entrance toward the street, pedestrian walkway, public plaza or courtyard rather than the parking lot;
 - (B) Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway; and
 - (C) Primary entrances shall be designed as inviting architectural features so they are clearly identifiable and offer a sense of arrival.

(c) Building Facades.

- (i) Building frontages shall include architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, porches, balconies, or other architectural details or articulation, so as to provide visual interest in addition to creating community character and pedestrian scale. The overall design

shall recognize that the simple relief provided by window cutouts or sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.

(ii) The dominant feature of any building frontage that is visible from the public area shall be the habitable area with its accompanying windows and doors.

(iii) Developments shall be designed to encourage informal surveillance of the public areas by maximizing sight lines between the buildings, public spaces and streets. This includes views both at ground level and from upper level balconies and windows.

(iv) The exterior walls of all building facades shall be of suitable durable building materials. All facades of any given building should be of consistent building materials. Side and rear building facades must have a level of detail and finish compatible with the front facade. If windowless walls are proposed, appropriate wall articulation is to be incorporated into the design to be compatible with the more prominent facades of the building.

(v) A preliminary review by the city is required if the following materials are contemplated:

(A) Unfinished concrete (painted or unpainted);

(B) Unfinished concrete block (painted or unpainted);

(C) Unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard);

(D) Concrete block, split-face block, and cinder block.

(vi) Appropriately scaled architectural detailing is encouraged.

(vii) Awnings or canopies are encouraged. Backlit awnings are prohibited.

(d) Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows;

(e) Use muted and naturally occurring colors as predominant building colors.

(f) Building rooflines shall be designed to create architectural interest and contribute to the overall identity of the area.

(g) Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.

(h) Service Zones.

(i) Building and sites shall be organized to group the utilitarian functions away from view of the public area.

(ii) Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping. Because of views from the wayside in HP-1, roof-mounted equipment as HVAC, etc., shall be prohibited unless incorporated with architectural screening.

(iii) The visual and acoustic impacts of these functions, along with all wall or ground-mounted mechanical, electrical and communications equipment, shall be out of view from adjacent properties and the public realm.

(iv) Screening materials and landscape screens shall be architecturally compatible with the principal materials of the building.

(3) Signs. The standards in this subsection are in addition to the standards in Chapter [17.337, Signs](#), CBDC. If the provisions conflict, the stricter shall apply. Signs on the building facade should be clear, informative and made of high-quality, durable materials for longevity. Oversized, glaring and excessive signage is prohibited. Signs should take into account the scale of the building and the viewer, particularly the pedestrian. All signage unless specifically stated is subject to review under Chapter [17.250.090](#), Architectural Design Review, CBDC. General standards for signage follow:

(a) Size, materials, style, position and color shall complement the building facade and shall be compatible with the surrounding area. Signs may be illuminated by very low level lighting during evening hours and the lighting shall not flow onto the adjacent property or street.

(b) Signs on a business front are limited to a building sign on each building face (identifying the building name) and a sign for each business entry (vehicular or pedestrian).

(c) Sign Types.

(i) Wall-mounted signs are permitted not exceeding two feet in height. Letters shall not exceed 18 inches in height or width and one inch in relief. A wall/fascia sign must not extend across two storefronts or across separate buildings.

(ii) Building plaques bearing an appropriate thematic decorative motif, or an owner's or building's name may be placed in the building's cornice wall or under the eaves, and above the upper story windows.

(iii) Street addresses (building numbers) shall be placed above street entry doors and be visible to the pedestrian and emergency services. In instances where the entry doors are not clearly visible from the street, the street address shall be affixed to a permanent structure at the primary entranceway to the property.

(iv) Building identification shall include signage at the pedestrian level, clearly visible from the adjacent sidewalk. This can include one or more of the following: window and door signs, projecting signs and awning signs as described below.

(v) Temporary window signs may be allowed on storefronts. The area of the text and graphics shall not cover more than 30 percent of the window area.

(vi) Door signs of wood, bronze, metal, stone or glass may be placed on either or both sides of the entry doors with the street address located above the door. They shall not exceed two square feet and one inch in relief.

(vii) Awning Sign. Advertising material attached to an awning is an awning sign. Signs may be hung from or located on the face of any overhang or awning.

(viii) Projecting Sign. A projecting sign is a sign where the message area is displayed perpendicular to the building facade. The sign should be hung from the building face below upper floors so as to be visible to pedestrians.

(ix) Freestanding signs, such as, but not limited to, a sandwich board, pedestal sign holder, and other types of freestanding signs shall be included as part of the maximum allowable area for signs and are prohibited in the right-of-way without a right-of-way use permit.

(x) Neon Sign. Any sign where neon or other gas contained in tubing is illuminated by the application of electric current. Signs such as “open” or “closed,” which are no more than two square feet in size, are permitted without review.

(xi) Miscellaneous. In addition to the above sign types, other types of signing may be appropriate if they meet the criteria of this section.

(xii) Prohibited Signs.

(A) Pole-mounted signs and billboards;

(B) Electrical or Mechanical Signs. No sign shall contain or be illuminated by any flashing, blinking, moving or rotating light;

(C) Internally illuminated sign (neon tubing signage shall not be considered as internally illuminated sign);

(D) Readerboards;

(E) Electric message display signs;

(F) Roof signs;

(G) Attraction devices (strings, groupings, or pinwheels).

Chapter 17.255 - URBAN PUBLIC DISTRICT (UP)

Sections:

17.255.010 Establishment of District Designation

17.255.020 Uses

17.255.030 Development Standards

17.255.010 Establishment of District Designation

The urban public (UP) district shall apply to areas so designated at the time of the adoption of the ordinance codified in this chapter. This designation may be applied to additional areas pursuant to a zone change.

17.255.020 Uses

The permitted uses in the UP district include public facilities, public parks, playgrounds, open spaces, cemeteries, and natural resource preservation or enhancement, subject to the applicable provisions of this and other applicable Coos Bay Development Code titles.

The following uses in the Urban Public District zone are permitted (P), conditional (C) or prohibited (X) as indicated in Table 17.255.020, CBDC.

Use – Table 17.255.020	
1. Residential	
a. Single-family dwelling, only in conjunction with a permitted use	C
2. Civic Use Types	
a. Community recreation	P
b. Parking service	P
c. Government offices and related uses	C
d. Bus shelter	C
e. Educational service and related offices	P
3. Commercial Use Types.	
a. Funeral and interment services - Cemetery	P
b. Dining establishments, only in conjunction with a permitted use	C
4. Uses expressly prohibited	
a. All nonrelated uses	X

17.255.030 Development Standards

A. All development proposal requests shall participate in the pre-application process.

B. In general the dimensional and development standards of the Commercial zoning district shall apply. At the time of pre-application conference the Director shall determine which base zone standards shall be required or whether additional standards are necessary.

The following property development standards shall apply to all land and structures in the Urban Public District:

(1) Site Plan and Architectural Review. Except for bus shelters, 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.

(2) Building Height. No building shall have a height greater than three stories, not to exceed 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 50 feet measured horizontally from the shoreline. If there is less than 50 feet of vegetation, all of it shall be protected. The shoreline shall be the line of nonaquatic 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 percent 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.

Chapter 17.260 MEDICAL PARK DISTRICT (MP)

Sections:

17.260.010	Intent.
17.260.020	Permitted Uses.
17.260.030	Conditional Uses.
17.260.040	Uses Expressly Prohibited.
17.260.050	Property Development Requirements.

17.260.010 Intent

The medical park district is designed to achieve the following city objectives:

- (1) Encourage the centralization of Coos Bay's medical facilities.
- (2) Provide space for semi-public facilities needed to complement medical facilities.
- (3) Facilitate the establishment of the medical park district as an efficient regional referral center.
- (4) Facilitate the planning and programming of desirable and/or needed utilities and facilities to adequately accommodate planned service level and intensity of use.
- (5) Create an aesthetically pleasing, park-like environment conducive to the promotion of mental health and general well-being.
- (6) Establish and reserve appropriately located areas for desirable mixtures of medically related professional, limited complementary commercial, administrative business offices, and medically related multifamily residential uses.
- (7) Control the encroachment of medically related facilities into established or intended residential areas.

17.260.020 Permitted Uses.

The following uses are permitted in the MP zoning district:

- (1) Residential Use Types.
 - (a) Group residential care facility.
- (2) Civic Use Types.
 - (a) Hospital.
 - (b) Utility and service – No outside storage of equipment permitted.
- (3) Commercial Use Types.
 - (a) Medical service.
 - (b) Retail sales, general – Pharmacy only.

17.260.030 Conditional Uses

The following uses are permitted in the MP zoning district:

(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.

(a) Child care facility.

(b) Retail sales, general – Florist or gift shop only.

(c) Tourist Habitation. Lodging which is medically related or fulfills a direct need to the district which cannot be fulfilled in other areas.

(3) Civic Use Types.

(a) Bus shelter (administrative conditional use, see Chapter [17.325, Conditional Uses](#) CBDC).

17.260.040 Uses Expressly Prohibited

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

(1) Residential Use Types. Unless otherwise authorized by this chapter.

(2) Civic Use Types. Unless otherwise authorized by this chapter.

(3) Commercial Use Types. Unless otherwise authorized by this chapter. (4) Agricultural use types.

(5) Industrial use types.

17.260.050 Property Development Requirements

The standards of Section 3, Land Division and Development, of this title 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 bus shelters, a site plan and architectural review and approval shall be required for the establishment or change of any use in the MP district.

(2) Lot Standards.

(a) Residential.

(i) Minimum area: 8,000 square feet for the first three dwelling units and not more than one dwelling unit per 1,200 square feet thereafter.

(ii) Minimum width: each lot shall have a minimum width of 40 feet.

(b) Nonresidential.

(i) Minimum area: none required.

(ii) Minimum width: none required.

(3) Building Coverage. Maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area.

(4) Building Height. No building or structure shall have a height greater than three stories, not to exceed 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.

Chapter 17.265
EMPIRE WATERFRONT SETTLEMENT DESIGN REVIEW

Sections:

- [17.265.010](#) Purpose.
- [17.265.020](#) Definitions and Exemptions.
- [17.265.030](#) Architectural Design.

17.265.010 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.
- (4) Common architectural styles of the time period include Cascadian Rustic, Plank Styles, False Front, Salt Box, Queen Anne and Victorian.

17.265.020 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 pursuant to 17.265.090.

(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 development department.

In a 12-month period, if less than 10 percent 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.

17.265.030 Architectural Design

The architectural design review goals and standards are intended to supplement the development standards of the commercial 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 standards; 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 two-dimensional shapes or three-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:

(i) Design should result in buildings with a perceived size that maintains a human scale that is comfortable for and attractive to pedestrians;

(ii) Design should result in a quality street environment that is attractive to pedestrians and development;

(iii) 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);

(iv) 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

(v) 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:

(i) Doors and window patterns should evoke buildings constructed during the designated historic period; and

(ii) 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.

(i) 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;

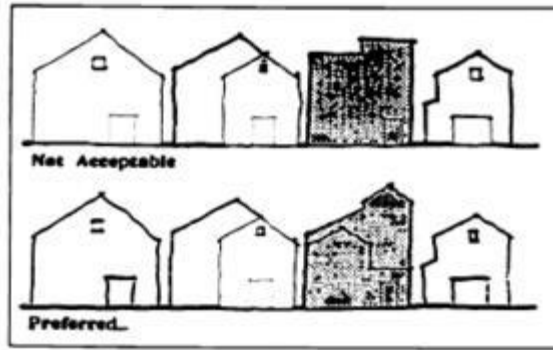
(B) Broken rooflines; or

(C) Building elements such as balconies, chimneys, porches or other entry details, and landscaping.

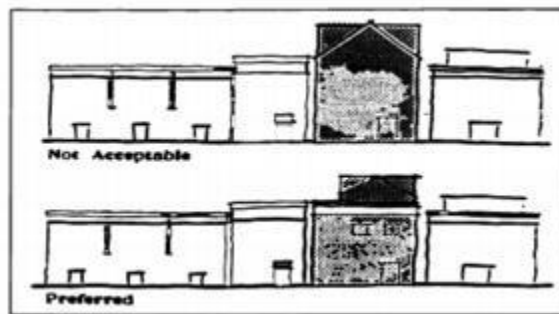
(ii) Use architectural features such as cornices or other details that lower the apparent height of the building.

(iii) 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.

(iv) 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 extension 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.

(v) 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.

(vi) 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.

(vii) Flat roofs are permitted with detailed stepped parapets.

(viii) The facade must be designed to emphasize the center or primary entrance(s).

(ix) 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.

(x) Reserve bright colors and black for trim or accents unless it is consistent with the architectural style.

(xi) Use of reflective exterior materials where glare would shine into nearby buildings is prohibited.

(b) Building Design – Articulation – Finish Materials.

(i) Facades shall be varied and articulated to provide visual interest to pedestrians.

(ii) Buildings should use wood or simulated wood products as their exterior finish material on elevations exposed to view from locations accessible by the public.

(iii) 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.

(iv) 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.

(v) Metal siding is prohibited for exterior walls.

(vi) 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.

(vii) Glass should be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms.

(viii) 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.

(ix) Light fixtures should be integrated with architectural elements. Decorative light fixtures that are in keeping with the historic styles are encouraged.

(x) 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.

Table 17.265.030 – 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).
Salt Box	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.

(5) Signage Standards. The standards below are in addition to the standards in Chapter [17.337, Signs](#), CBDC. 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 streetfront windows.

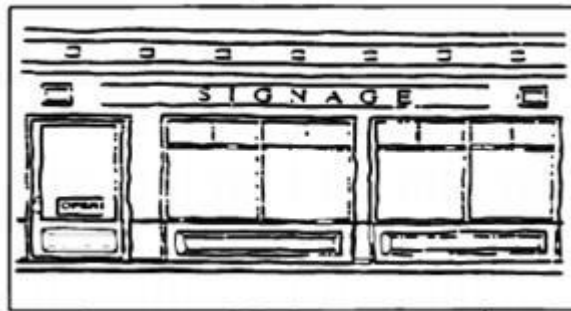
(c) Signs shall have a minimum clearance of eight feet above a pedestrian walkway and 15 feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two feet to any curbline. A projecting sign shall not project more than eight feet beyond the property line.

(d) All signs shall:

- (i) Be of an appropriate size and design;
- (ii) Be sited sympathetically on the building;
- (iii) Not obscure or remove detailing on the building;
- (iv) Be designed as part of the building and not treated as an unrelated addition; and
- (v) Be related to the style and character of the building or area.

(e) Allowed Sign Types.

(i) 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 storefronts or across separate buildings.

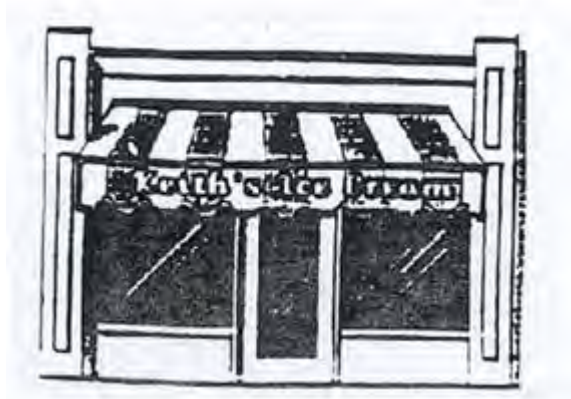


(ii) Projecting or Hanging Sign. A “projecting or hanging sign” is defined as a sign where the message area is displayed perpendicular to the building facade.



(iii) 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.



(iv) 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:

(I) Be related to the style and character of the building or area; and

(II) Not project above the roof ridge line.

(v) 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.

(vi) 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.

(vii) Miscellaneous. In addition to the above sign types, other types of signing may be appropriate if it meets the criteria listed in subsections (5)(a) through (e) of this section.

(viii) Neon Sign. Any sign where neon or other gas contained in tubing is illuminated by the application of electric current is prohibited.

(ix) Pole-Mounted or Freestanding Sign. These signs are subject to review.

(x) Sandwich Board. These signs are prohibited.

Chapter 17.270 - WATERSHED DISTRICT

Sections:

- [17.270.010](#) Intent.
- [17.270.020](#) Permitted Uses.
- [17.270.030](#) Conditional Uses.
- [17.270.040](#) Uses Expressly Prohibited.
- [17.270.050](#) Property Development Requirements.

17.270.010 Intent

The Watershed District is included in the zoning regulations to preserve and protect lands providing the City's water supply.

17.270.020 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 District 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 [17.320](#) CBDC).

17.270.030 Conditional Uses

None.

17.270.040 Uses Expressly Prohibited.

All other uses.

17.270.050 Property Development Requirements.

The following property development standards shall apply to all land and structures in the Watershed 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 Watershed District.

(2) Building Height. No building shall have a height greater than three stories, not to exceed 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 50 feet measured horizontally from the shoreline. If there is less than 50 feet of vegetation, all of it shall be protected. The shoreline shall be the line of nonaquatic 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.