

**ARTICLE 4.4            GENERAL DEVELOPMENT STANDARDS**

**SECTION 4.4.100.    Development Standards—General.** The general development standards set forth in Sections 4.4.200 through 4.4.600 shall, in addition to other applicable requirements, govern development of uses that are allowed, or conditionally allowed pursuant to Sections 4.2.200 through 4.2.600.

**SECTION 4.4.200.    General Standards for Open Space and Natural Zoning Districts.** The general standards set forth in this section apply to the zoning districts and uses addressed in Table 4.2-a.

1.     SOUTH SLOUGH ZONING DISTRICT:

A.     Minimum Lot Size: No requirement

2.     RECREATION ZONING DISTRICT:

A.     Minimum Lot Size: No requirement; however, for changes in existing types of uses, densities, or services on lots that have previously received a “physically developed” or “irrevocably committed” exception to the goals pursuant to ORS 197.732, the minimum lot size shall be 2 acres.[ORD# 03-02-002PL 5/14/03]

B.     Dwelling Unit Density: Not applicable.

C.     Lot Coverage: No requirement.

D.     Setbacks: All building or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.

E.     Structure Height: NO REQUIREMENT

F.     Fences, Hedges and Walls: No requirement, but vision clearance provisions of Section 3.3.500 apply.

G.     Offstreet Parking and Loading: See Chapter X.

H.     Minimum Road Frontage/Lot Width:

within UGB’s – 50 feet  
outside UGB’s – 20 feet

I. Riparian Vegetation Protection:

- i. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
  - a. Trees certified by the Coos Soil and Water Conservation District, a port district or u.s. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
  - b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
  - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
  - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
  - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways; or
  - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)

3. MINOR ESTUARY AND SHORELAND ZONING DISTRICT:  
No requirements.
4. CREMP RECREATION ZONING DISTRICT:
  - A. Lot Coverage: No requirement.
  - B. Dwelling Unit Density: One dwelling unit shall be permitted on each legally established parcel when the findings and special development standards of Table 4.2b have been satisfied; however, the exceptions to minimum lot size requirements of Section 3.3.100 shall apply.
  - C. Lot Coverage: No Requirement.
  - D. Setbacks: All building or structures with the exception of fences shall be setback a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.
  - E. Structure Height: No Requirement.
  - F. Fences, Hedges, and Walls: No requirements, but vision clearance provisions of Section 3.3.400 apply.
  - G. Offstreet Parking and Loading: See Chapter X.
  - H. Minimum Road Frontage/Lot Width: 20 feet.
  - I. Riparian Vegetation Protection:
    - i. Riparian vegetation within 50 feet of a wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
      - a. Trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
      - b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
      - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or

- d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
  - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways; or
  - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)

5. CREMP NATURAL RESOURCE ZONING DISTRICT

- A. Minimum Lot Size: No requirement.
- B. Dwelling Unit Density: Not applicable.
- C. Lot Coverage: No requirement.
- D. Setbacks: No requirement.
- E. Structure Height: No requirement.
- F. Fences, Hedges and Walls: No requirements, but vision clearance provisions of Section 3.3.400 apply.
- G. Offstreet Parking and Loading: See Chapter X.
- H. Minimum Road Frontage/Lot Width: 20 feet.

I. Riparian Vegetation Protection:

- i. Riparian vegetation within 50 feet of a wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
  - a. Trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
  - b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
  - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
  - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
  - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways; or
  - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)

**SECTION 4.4.300. General Standards for Resource Zoning Districts.** Refer to Article 4.8 and 4.9.

**SECTION 4.4.400. General Standards for Rural Residential Zoning Districts.**

The general standards set forth in this section shall apply to the zoning districts and uses addressed in Table 4.2-c.

1 **RR-5, RR-2, RC, CREMP RURAL RESIDENTIAL, AND CREMP RC ZONING DISTRICTS.**

A. Minimum Lot Size:

- 5 acres in the RR-5 district
- 2 acres in the RR-2 district
- 1 acre in the RC district
- refer to the lot size Special Considerations Map for CREMP Rural Residential districts
- refer to the lot size Special Considerations Map for CREMP Rural Center districts

except:

- i. Pre-existing legal lots of record shall be entitled to a use, subject to the findings and special standards on Table 4.2-c.
- ii. Smaller parcels may be permitted in an approved residential planned unit development, provided the allowable density of the parent parcel is not exceeded; or
- iii. As provided by Section 3.3.100(E); or
- iv. As provided by Section 3.3.100 (B).

B. Dwelling Unit Density: Dwellings shall be permitted on lots or parcels complying with the minimum lot size requirements of (1) A above, when the findings and special standards of Table 4.2-c have been satisfied; however, the exceptions to minimum lot size requirements of Section 3.3.100 shall apply.

C. Lot Coverage: No requirement.

D. Setbacks:

- a. All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from

any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.

- b. Firebreak: New or replacement dwellings on lots, parcels or tracts abutting the “Forest” zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions.

Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. [ORD 95-05-006PL 11/29/95]

- E. Structure Height: No requirement.
- F. Fences, Hedges, and Walls: No requirement, but vision clearance provisions of SECTION 3.3.400 apply.
- G. Offstreet Parking and Loading: See Chapter X.
- H. Minimum Road Frontage/Lot Width:
  - within UGB’s – 50 feet
  - outside UGB’s – 20 feet
- I. Compatibility with Forest and Agricultural Management Practices and Production: Any applicant for a rural residential dwelling building or septic permit adjacent to a forest or agriculture zone, shall sign a statement on the Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property”.
- J. Riparian Vegetation Protection:
  - i Riparian vegetation within 50 feet of a wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
    - a. Trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or

- b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
  - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
  - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
  - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways, provided that the vegetation to be removed is the minimum necessary to accomplish the purpose; or
  - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)
- K. Access to new dwellings shall meet road and driveway standards in Chapter VII.

**SECTION 4.4.500. General Standards for Urban Residential Zoning Districts.**

The general standards set forth in Tables 4.4-a and 4.4-b shall apply to the zoning districts and uses addressed in Table 4.2-d.

Access to new dwellings shall meet road and driveway standards in Chapter VII.  
[OR 95-05-006PL 11/29/95]

**TABLE 4.4-a**

**PROPERTY DEVELOPMENT STANDARDS  
URBAN RESIDENTIAL WITHIN CITY – UGB**

Zone	UR-1	UR-2	UR-M
Minimum Lot Size	#4	#4	#4
Minimum Street Frontage	50'	50'	50'
Minimum Lot Width	50'	50'	50'
Minimum Lot Depth	50'	50'	50'
Front Set-Back	20'	20'	20'
Side Set-Back	#2 5' #8	#2 5' #8	#2 5' #8
Rear Set Back	#8 5'	#8 5'	#8 5'
Maximum Building Height	35'	35'	35'
Off-Street Parking	#7	#7	#7

**TABLE 4.4-b**

**PROPERTY DEVELOPMENT STANDARDS  
URBAN RESIDENTIAL WITHIN CBA – UGB**

Zone	UR-1	UR-2	UR-M
Minimum Lot Size	#4	#4	#4
Minimum Street Frontage	50'	50'	50'
Minimum Lot Width	50'	50'	50'
Minimum Lot Depth	50'	50'	50'
Front Set-Back	20'	20'	20'
Side Set-Back	#2 5' #8	#2 5' #8	#2 5' #8
Rear Set-Back	5' #8	5' #8	5' #8
Maximum Building Height	35'	35'	35'
Off-Street Parking	#7	#7	#7

Footnotes:

1. The following minimum lot sizes shall apply:
  - a. sites without both public water and public sewer – one acre.
  - b. sites with both public water and public sewer – 10,000 square feet.

Maximum dwelling unit density:

1-3 dwelling units per 10,000 square feet. Each additional dwelling unit requires an additional 1200 square feet above the initial 10,000 square feet (e.g., 4 dwelling units require 11,200 square feet).
2. The side yard adjacent to a street or road (corner lot) shall require a minimum setback of 15 feet.
3. No requirement, except those sites abutting a residential or controlled development zone shall have a maximum height of 35 feet plus one additional foot in height for each foot of setback exceeding 5 feet. (i.e., if the setback is 10; the maximum height would be 40 feet.)
4. The following minimum lot sizes shall apply:
  - a. Site having neither public water or public sewer – one acre.
  - b. Sites having public water, but no public sewer – 8000 square feet.
  - c. Sites having both public water and public sewer – 5000 square feet, except a two family duplex which requires 8000 square feet.
5. The minimum lot sizes per “4” above apply. Dwelling unit density shall not exceed one unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.
6. The following minimum lot sizes shall apply:
  - a. sites having both public water and public sewer – 5,000 square feet.
  - b. sites not having both public water and public sewer – one acre.

Dwelling unit density shall not exceed one unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.
7. Offstreet parking and loading requirements per Chapter X apply.

8. Riparian Vegetation Protection.

- i. Riparian vegetation within 50 feet of a wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except that:
  - a. Trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
  - b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
  - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
  - d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
  - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways; or
  - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.
- ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)

**SECTION 4.4.550. Standards for Manufactured Homes in the “Urban Residential-1” Zone.**

In addition to the general standards set forth in Tables 4.4-a and 4.4-b the following standards shall apply:

1. The manufactured home shall be multisectional and enclose a space of not less than 1,000 feet.
2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above the grade.
3. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

[OR 93-12-017PL 2/23/94]

**SECTION 4.4.600. General Standards for Commercial-Industrial Zoning Districts.**

The general standards set forth in Tables 4.4-c shall apply to the zoning districts and uses addressed in Table 4.2-e.

**SECTION 4.4.610. Site Plan Review.** A Site Plan Review pursuant to Article 5.6 shall be required for all uses within the IND District.

**SECTION 4.4.620. Site Plan Review.** A Site Plan Review pursuant to ARTICLE 5.6 shall be required for all uses within the AO District.

**SECTION 4.4.630. Conformance Requirement.** All Structures and uses within the Airport Operations District shall conform to the requirements of Federal Aviation Agency Regulation FAR-77 or its successor, and to other Federal and State laws as supplemented by Coos County ordinances regulating structure height, lights, glare producing surfaces, radio interference, smoke, steam or dust, and other hazards to flight, air navigation or public health, safety and welfare.

**TABLE 4.4-c**

**PROPERTY DEVELOPMENT STANDARDS  
COMMERCIAL – INDUSTRIAL ZONES**

Zone	AO	CREMP IND	CD-5	CD-10	C-1	IND
Minimum Lot Size	NR	#8	#6	#1	NR	NR
Minimum Street frontage	20'	20'	50'	50'	20'	20'
Minimum Lot Width	20'	20'	50'	50'	20'	20'
Minimum Lot Depth	NR	NR	50'	50'	NR	NR
Front Set-Back	20'	#10 #9	20'	20'	5' required on any side or rear abutting a residential or controlled development zone.	
Side Set-Back	#2 5' #10	#10 #9	#2 5' #10	#2 5' #10		
Rear Set-Back	#10 5'	#10 #9	#10 5'	#10 5'		
Maximum Building Height	NR	NR	35'	35'	#3	#3
Off-Street Parking	#7	#7	#7	#7	#7	#7

NR – No Requirement  
# - Footnote

**FOOTNOTES:**

1. The following minimum lot sizes shall apply:
  - a. site not having both public water and public sewer cannot be less than one (1) acre.

- b. sites having both public water and public sewer cannot be less than 10,000 square feet.

Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size. (OR-00-05-014PL)

- 2. The side yard adjacent to a street or road (corner lot) shall require a minimum setback of 15 feet.
- 3. No requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet ( ie., if the setback is 10, the maximum building height would be 40 feet).
- 4. The following minimum lot sizes shall apply:
  - a. site having neither public water or public sewer cannot be less than one (1) acre.
  - b. sites having public water but no public sewer cannot be less than 8000 square feet.
  - c. sites having both public water and public sewer cannot be less than 5000 square feet, except a two-family duplex which requires 8000 square feet.
- 5. The minimum lot sized per “4” above apply. Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.
- 6. The following minimum lot sizes shall apply:
  - a. sites having both public water and public sewer cannot be less than 5,000 square feet.
  - b. sites not having both public water and public sewer cannot be less than one (1) acre.

Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.

- 7. Offstreet parking and loading requirements per Chapter X apply.
- 8. Refer to CREMP lot size Special Consideration Map.

9. All building or structures with the exception of fences shall be setback a minimum of thirty-five (35) feet from any road right-of-way centerline or five (5) feet from any right-of-way line, whichever is greater.
10. Riparian Vegetation Protection
  - i. Riparian vegetation within 50 feet of a wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
    - a. trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
    - b. riparian vegetation may be removed to provide direct access for a water-dependent use; or
    - c. riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
    - d. riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
    - e. riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways, provided that the vegetation to be removed is the minimum necessary to accomplish the purpose; or
    - f. riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water for the minimum amount necessary to site or maintain irrigation pumps.
  - ii. The 50' riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint". (ORD 92-05-009PL)