

*City of Florence*  
Community Development Department

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**MEMORANDUM**

TO: Florence Planning Commission  
FROM: Melissa Anderson, Associate Planner  
DATE: June 22, 2011 (*meeting date 6/28/11*)  
RE: **Initiating a Coast Village Zoning District**

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**PROPOSAL:** The proposal initiates amendments to the zoning map and City code text to establish a new district for the Coast Village Development.

**BACKGROUND:** Coast Village is a unique development because it was originally developed as a campground and then transitioned toward recreational vehicle use, storage and permanent housing. There are a variety of lot sizes in Coast Village, some are a standard lot size for the underlying Single-Family Residential zoning district and some do not meet the minimum lot size for the Single-Family zone. Over time, the Coast Village development has grown to be a year-round residential community for many of its residents.

Some individuals have or want to construct a standard site-built home on their lot, while some want to place a manufactured home on their lot and others want to stay in their RV or park-model throughout the year. The existing Single-Family zone prohibits some residents from constructing a new home because the lot size does not meet the code requirements. Coast Village is one example of affordable housing for many individuals living in that community. Due to its unique evolution over time, a new zoning district is proposed for Coast Village.

In order to create a new zone for this development, staff reviewed the Covenants, Conditions and Restrictions (CC&Rs) for the community and met with Coast Village residents on April 1<sup>st</sup>, 2011, to establish standards for a new code. Staff met again with Coast Village residents on June 10<sup>th</sup> to review a draft code and receive comments on the proposal. Based on this input from Coast Village residents, as well as input from City staff, a resolution with draft code and map amendments has been created to initiate a new zoning district for Coast Village.

**SUMMARY OF PROPOSED CHANGES:** The proposed zoning district for Coast Village establishes the following basic standards:

1. Permanent residence in motor-homes, mobile homes, single-wides, RVs and park models is allowed.
2. Only one permanent dwelling unit on a lot is allowed, and accessory dwelling units are prohibited.

3. Partitions and lot line adjustments are prohibited; buildable lots are limited to the existing platted lots.
4. Site-built homes are allowed on small lots.
5. No minimum building size is required for dwellings.
6. Only 1 parking space is required on a lot (rather than two).
7. No garage or carport is required, and parking is allowed within the front yard.
8. Driveways do not have to be paved.
9. Lot coverage is limited to 35% for structures and 65% for all impervious surfaces (e.g. structures and pavement); gravel driveways do not count toward the 65% lot coverage.
10. Height limit is 16 feet, measured from the ground to the highest point of the roof.
11. A 5 foot greenbelt buffer is required on three sides of the lot (sides and rear), consistent with the CC&R standards.
12. A 3 foot fire safety clearance standard is required around residential units and propane tanks.
13. The setbacks combine the greenbelt and fire safety clearance requirements, by requiring 8 foot side yards, 10 foot rear yards and 20 foot front yards.
14. Only signage and fences that are located along the perimeter of the entire development are regulated under the City code, because the Coast Village CC&Rs already have standards for fences and the CC&Rs do not allow signs within the community.

**NEXT STEPS:** If the Planning Commission initiates the proposed zoning map and code changes on June 28<sup>th</sup>, staff will begin the notification process. This type of a land use decision is quasi-judicial for the map amendment and legislative for the code amendment; however, they both require a public hearing before the Planning Commission, who makes a recommendation to the City Council. The Council will hold another public hearing prior to making the final decision on the proposal.

The notification process begins with a 45-day notice to the Oregon Department of Land, Conservation and Development (DLCD), prior to conducting the first public hearing. Therefore, the first opportunity for a public hearing before the Planning Commission on this matter will be August 23, 2011. The public hearing before the City Council generally occurs around 30 days after the Planning Commission makes a recommendation on the proposal. After the City Council conducts a public hearing and makes a final decision on the proposed zoning map and code change, the adopting ordinance becomes effective 30 days after the Council's decision.

#### **ATTACHMENTS:**

Resolution PC 11 08 ZC 02 and PC 11 09 TA 01

- A. Map of Proposed Rezone from Single-Family Residential and Commercial to a Coast Village District
- B. Text Amendments to Establish a Coast Village District in Title 10 Chapter 32
- C. Text Amendments to Title 10 Chapter 2

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 11 08 ZC 02 AND PC 11 09 TA 01**

A RESOLUTION TO INITIATE QUASI-JUDICIAL AND LEGISLATIVE AMENDMENTS TO THE FLORENCE CITY CODE (FCC) TITLE 10 TO REZONE AND ESTABLISH A NEW DISTRICT FOR COAST VILLAGE.

**WHEREAS**, Florence City Code (FCC) Title 10, Chapter 1, Section 3-B and -C provides that a quasi-judicial zoning change and legislative change to the text of Title 10 may be initiated by resolution of the Planning Commission;

**WHEREAS**, the Planning Commission has been working on updating the city zoning code to implement the Realization 2020 Comprehensive Plan and to make changes to deal with problems that have come up with the current code;

**WHEREAS**, the Planning Commission held general work sessions on housing related code changes, and is now proposing amendments to the zoning code and zoning map to establish a new district for the Coast Village development;

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission initiates this process for a quasi-judicial zoning change and a legislative amendment to the Florence City Code text as shown in Exhibits A through C in order to adopt amendments to the zoning code and zoning map to establish a new district for the Coast Village development.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION** the 28th day of June, 2011.

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JAN NIEBERLEIN, Chairperson  
Florence Planning Commission



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DATE



# Exhibit A

## Zoning Districts

### Residential

-  Restricted
-  Single-Family
-  Mobile Home/  
Manufactured Home
-  Multi-Family
-  Coast Village

### Commercial

-  Commercial
-  Highway

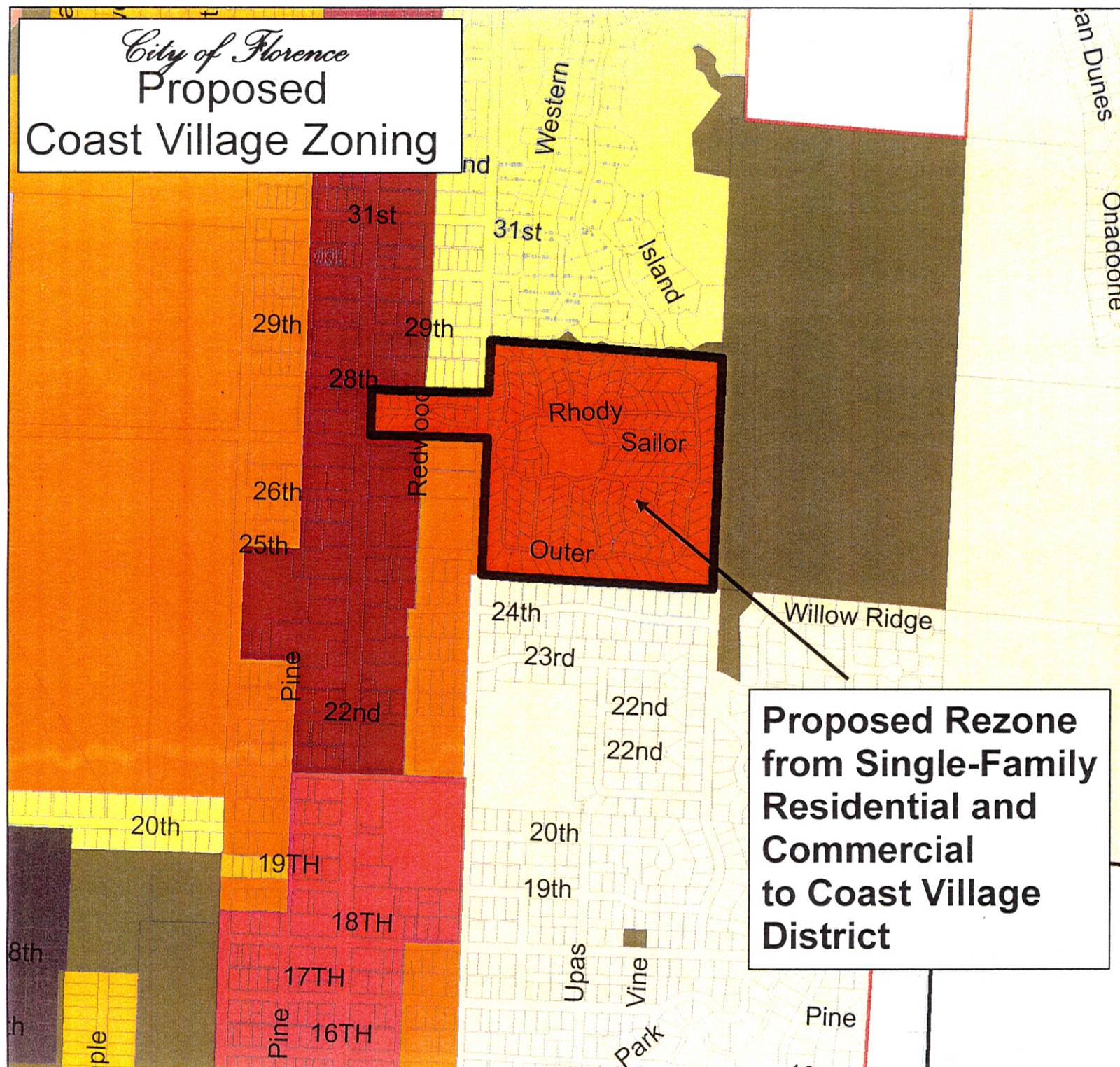
### Industrial

-  Limited Industrial

### Other

-  Open Space
-  City Limits
-  UGB

**Proposed Rezone  
from Single-Family  
Residential and  
Commercial  
to Coast Village  
District**





TITLE 10  
CHAPTER 32

**COAST VILLAGE DISTRICT (CV)**

**SECTION:**

- 10-32-1: Purpose
- 10-32-2: Definitions
- 10-32-3: Permitted Buildings and Uses
- 10-32-4: Prohibited Buildings and Uses
- 10-32-5: Lot and Yard Provisions
- 10-32-6: Site Development Provisions

**10-32-1: PURPOSE:** The Coast Village District is intended to provide a quality environment for residential uses and other compatible land uses within the Coast Village development. Coast Village began as a campground and has evolved into a residential community that accommodates permanent and seasonal residents; it is a unique residential community that allows a blend of recreational vehicles and conventional single-family homes, surrounded by greenbelt buffers between each lot to maintain a park-like setting. Coast Village development is self-governed by a homeowners association.

**10-32-2: DEFINITIONS:**

- Greenbelt:** An area on a lot extending five feet (5') from the side and rear property lines for "natural vegetation" to grow, to serve as a visual screen and to protect privacy between adjacent lots.
- Height:** The height of a structure is the vertical distance between the average finished grade at the base of the structure to the peak or crest of the roof of the structure.
- Natural Vegetation:** Vegetation indigenous to the Florence region or other drought-tolerant species, which includes, but is not limited to: Shore Pine, Fir, Hemlock, Spruce, Cedar, Rhododendron, Wax Myrtle, Manzanita, Madrone, Kinikinic and Salal.
- Screening or Buffering:** Screening or buffering shall consist of sight-obscuring natural vegetation at least six feet (6') high.

**10-32-3: PERMITTED BUILDINGS AND USES:**

**A. Residential Uses, Permanent Structures**

1. Site-built single-family dwellings.
2. Mobile homes, manufactured homes, modular homes or other pre-manufactured homes, including but not limited to single-wides, placed on a secure foundation, hard-piped and hard-wired.
3. Motor homes, Recreational Vehicles, Park Models or other self-contained mobile structures with wheels and tongue (if any) removed, placed on a secure foundation, hard-piped and hard-wired.

**B. Recreational Uses, Temporary Structures**

1. Motor homes, Recreational Vehicles, Park Models or other self-contained mobile structures, with wheels and tongue (if any) remaining on the structure and free from impediments to leave the site.

**Exhibit B**

- C. Accessory structures such as ramadas, patio slab, carport or garage and storage buildings.
- D. Gardens and greenhouses for the raising and harvesting of fruit, vegetables and flowers for noncommercial use.
- E. Recreation and community facilities for use of Coast Village residents or guests and management staff.
- F. Home occupations that do not require customer roadway traffic within Coast Village.

**10-32-4: PROHIBITED BUILDINGS AND USES:**

- A. Two or more dwelling units that are occupied more than six (6) months in any twelve (12) month period.

**10-32-5: LOT AND YARD PROVISIONS:**

- A. Minimum Lot Dimensions: As platted.
- B. Minimum Lot Area: As platted.
- C. Lot Coverage: The maximum coverage by all structures shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all impervious areas, including all structures and paved surfaces shall not exceed sixty five percent (65%) of the lot area.
- D. Yard and Buffer Regulations: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and buffer regulations shall be indicated below:
  - 1. Front Yards: All dwellings and structures shall be set back at least twenty feet (20') from the front property line.
  - 2. Side Yards: A greenbelt buffer of not less than five feet (5') shall be maintained on each side of the lot. All dwelling units shall be set back not less than eight feet (8') from the side property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the side property line.
  - 3. Rear Yards: A greenbelt buffer of not less five foot (5') shall be maintained on the rear yard of a lot. All dwelling units shall be set back not less than ten feet (10') from the rear property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the rear property line.
  - 4. Propane Tank Setbacks: Unless otherwise stipulated by the fire code, propane tanks shall be set back not less than three feet (3') from all greenbelts and vegetation.

**10-32-6: SITE DEVELOPMENT PROVISIONS:**

- A. Building or Structural Height Limitations: All structures are limited to a single story and shall not exceed sixteen feet (16') in height.
- B. Fences: Coast Village development perimeter fencing shall comply with Code Section 10-34-5 of this Title.
- C. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.

- D. Off-street Parking: Residential dwellings shall have at least one (1) permanent parking space on-site. Such a parking space area, garage or carport shall provide for the ingress and egress of a standard size automobile at least nineteen feet long and nine and one-half feet wide (19' x 9 1/2'). The required on-site parking space may be uncovered and gravel driveways are allowed. Regular off-street parking is allowed within the front yard setback. These requirements supersede any conflicting requirements in Section 10-3 of this Title.
- E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Title.
- F. Landscaping: A five foot (5') greenbelt buffer consisting of natural vegetation shall be maintained on the side and rear yards of a lot in order to provide screening and privacy between adjacent lots. The green belt buffer shall consist of sight-obscuring natural vegetation at least six feet (6') high.
- G. Applicable Building and Fire Codes shall be met.

TITLE 10  
CHAPTER 2

**GENERAL ZONING PROVISIONS**

SECTION:

10-2-1:	Conformance and Permits
10-2-2:	Similar Uses
10-2-3:	Building Setback Requirements
10-2-4:	Height
10-2-5:	Completion of Buildings
10-2-6:	Who May Apply
10-2-7:	Contract Purchasers Deemed Owners
10-2-8:	Signs
10-2-9:	Guarantee of Performance
<del>10-2-10:</del>	<del>Mobile Homes and Pre-manufactured Housing</del>
10-2-104:	Public Uses
10-2-112:	Exemption From Partitioning Requirements
10-2-123:	Uses and Activities Permitted in All Zones

~~10-2-10: MOBILE HOMES AND PREMANUFACTURED HOUSING: The definitions, standards and provisions of the mobile home regulations of the City may be applied to all mobile homes and pre-manufactured housing, as applicable. (Ord. 625, 6-30-80)~~

***[All following code sections are renumbered accordingly.]***