

B. Central Business District (C-1)

1. Purpose. The Central Business District is intended to preserve and enhance the downtown area as the historic heart of the community. Coburg's downtown is the community's central location for commercial services, civic functions and mixed use. The district regulations are intended to ensure the downtown reflects the small town and historic character of Coburg, and provides an attractive, pedestrian-oriented setting. ~~provide a location for a wide range of smaller scale commercial and business facilities with parking not more than 400 feet from the site.~~
2. Uses and Structures

Code Concepts Report Recommendation:

- (Page 13 #1 & 2, Page 14 #11) – Do not allow new agricultural uses and encourage existing agricultural uses in this district to phase out by making them non-conforming uses (not including farmer's markets). Limit commercial uses to community-based retail and services. Large regional retail stores shall not be permitted. Wholesale shops should be allowed if ground floor commercial is provided and size limitations placed on them.
- (Page 13 #1 & 2, Page 14 #11) – Allow dwellings as accessory to a primary permitted use above or behind a ground floor commercial use, and provide incentives for attached residential/commercial mixed uses, such as parking bonuses or expedited review.
- (Page 13 #1 & 2, Page 14 #11) – Remove new service stations as a permitted or conditional use in this district.

For Future Consideration: (committee) Needs further discussion

- Clarify entire concept of drive-up uses, should they be allowed in any commercial districts?
- Clarify if any permitted uses will be allowed to have a drive-up window. (Drive-up, drive-in and drive-through uses now listed under conditional uses).
- Have consistent definition for banks and lending institutions, and determine whether these are allowed to have a drive-up window as a permitted use. Now listed as conditional use.
- Determine whether 10,000 sq. ft. adequate size for potential grocery store. Consider what uses want in Central Business vs. Highway Commercial.
- Determine whether a four-plex should be the maximum allowed per lot.
- Need to define wholesale stores, do we want wholesale, maintenance and equipment repair downtown?

Coburg City Planner (March 22 Staff Notes):

- Review the Downtown Plan, an important tool for refining the Comprehensive Plan and Zoning Code, clarify the process and thresholds for design review (Design Standards and Design Guidelines).

Crossroads Vision:

- (Page 9 Action 6) – Modify land use regulations to allow residential, including multi-family above ground floor commercial and office.
- (Page 9 Action 7) – In addition to promoting mixed use, see Crossroads for specific Design Standards for (future) infill development.

Crossroads Downtown Plan:

- In addition to the Coburg City Planner notes, the Downtown Plan (Page 20) also discourages auto-oriented uses.

Otak:

- Consultants to evaluate proposed recommendations and modifications to the existing central business district zone. Special attention is to be dedicated to providing more opportunities for housing, especially mixed use and infill, while retaining Coburg's historic character.

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with Otak edits June 30, 2005

- a. Permitted Principal Uses and Structures (subject to Site Plan Review provisions in Article X)
- (1) Business and Professional Offices.
 - (2) Civic uses and facilities such as government offices and facilities, libraries, community centers and fire stations.
 - (3) Clubs, Lodges, Fraternities and similar uses.
 - (4) Mixed-use development (a residential use with another permitted use)*
 - (5) Personal services (e.g., childcare, catering/food services, restaurants, dry cleaners, barbershops and salons, and similar uses) up to 10,000 square feet gross floor area.
 - (6) Public parking lots and structures.
 - (7) Public parks, playgrounds and recreational facilities.
 - (8) Retail and Wholesale Stores and Shops, ~~and Household Appliance and Small Equipment Repair and Maintenance Service~~ provided that:
 - (a) Yard setbacks and other open areas shall not be used for the storage, display or sale of business inventory, merchandise, equipment, or building materials, or for any scrap or salvage operation, storage or sale.
 - (b) The building is no larger than 10,000 sq. ft in gross floor area.
 - (c) For wholesale uses: The ground floor facing the principal commercial street shall be used only for commercial sales or business or professional offices.
 - (9) Banks, lending and financial institutions, without drive-up facilities
 - (10) Existing agricultural, horticultural, and livestock uses (no new uses). Agricultural, horticultural, and livestock uses in operation on the effective date of this Code shall be deemed nonconforming uses and shall continue to operate subject to the provisions of Article VI of this Code.

*Subject to Standards in Section 12.

b. Permitted Accessory Uses and Structures

- (1) All accessory uses normal and incidental to the uses permitted in this district.

c. Prohibited Uses

- (1) New Manufactured Dwelling Parks.
- (2) New agricultural, horticultural, and livestock uses.
- (3) New vehicle service and gasoline stations.
- (4) Drive-up, drive-in and drive-through facilities related to food service or alcoholic beverage sales.
- (5) Schools.
- (6) Rescue missions and temporary revivals.

- (7) Any permitted or conditional use that creates odor, dust, smoke, noise, vibration or other negative impact that is perceptible beyond the property boundaries.

For Future Consideration (committee):

- Clarify what is included under "Amusement Establishment." Provide background research.
- Further discuss adult entertainment taverns that serve alcohol.

d. Special Exceptions (Conditional Uses). The following uses require a conditional use permit under the procedure, criteria, and standards of Article X.

- (1) Amusement establishments.
- (2) Clinics and laboratories, including animal clinics except that animals may be boarded overnight only when being medically treated in the clinic.
- (3) Places of worship and accessory activities and facilities, except rescue missions or temporary revivals, which are prohibited.
- (4) Small-scale manufacturing or processing, provided that the front 25 feet of the building's ground floor facing the principal commercial street shall be used for commercial uses or business or professional offices.
- ~~-(5) Farmers' markets.~~
- ~~-(6) Drive-up, drive-in and drive-through uses not related to food service or alcoholic beverage sales, which are prohibited.~~
- ~~-(7) Alteration or demolition of identified historical resource as listed in the Coburg Comprehensive Plan and/or in Article IX.~~

[Adopted A-133C 12/12/89]

Code Concepts Report Recommendation:

- (Page 14, #3 and #5) – Develop clear Design Standards for new residences associated with commercial uses so that they do not require a conditional use permit. Maintain existing 35-foot height limit.

For Future Consideration (committee):

- Define "story"—may want to add back in.
- Decide whether to allow buildings with residential above the ground floor to be increased by suggested 10 feet and how many residential units should be allowed.
- Consider different height restriction language for buildings that are within 30 feet of residential uses or the Residential district.
- Revisit definition of building height, specifically height measurement.

Otak:

- See discussion on Design Guidelines and Design Standards.

3. Building or Structural Height Standards (See Appendix Page 6, Building Height Transition)

- a. All buildings in the C-1 district are permitted to be up to 35 feet in height.

~~(1)~~b. The maximum height may be increased by 10 feet when housing is provided above the ground floor. The building height increase for housing shall only apply to that portion of the building that contains housing.

~~(2)~~c. Height Transition Compatibility Standard. A building may also exceed 35 feet by no more than 30 percent of the average height of all adjacent buildings, when the new building is not adjacent to the Residential District along any lot line.

~~(1)~~ When new buildings are located within 30 feet (as measured horizontally) of existing residential buildings in the Residential District, taller buildings shall “step-down” to create a building height transition to adjacent single story building(s). The height of the taller building shall not exceed one (1) foot of height for every one (1) foot of horizontal distance separating the two buildings. (See Appendix

Code Concepts Report Recommendation:

- (Page 14, #6) – Maintain minimum 1,500 square foot lot size requirement.

Page 5, Determining Building Height Transition).

4. Lot Dimensions (See Appendix Page 7, Lot Dimensions)

For Future Consideration (committee):

- Address side yard and rear yard compatibility standards where a commercial use abuts a residential use.

Code Concepts Report Recommendation:

- (Page 13, #2 and Page 4, #7) – Raise or eliminate the lot coverage maximum for the central business area.
- (Page 13, #2 and Page 4, #7) – Allow dwellings as accessory to a primary permitted use above or behind a ground floor commercial use, and provide incentives for attached residential/commercial mixed uses, such as parking bonuses or expedited review.

For Future Consideration (committee):

- Discuss rewriting lot coverage sentence—decide whether want to specify a building coverage percentage. Have consistent language throughout zones.
- Define “landscaping”, it should be live plant materials.

Otak:

- Consultants to review all Development Standards. Special attention is to be devoted to ensuring that well-intended revisions (design components) do not compromise larger community vision.

- a. The minimum lot frontage shall be 25 feet.
- b. The minimum lot size shall be 1,500 sq. ft.

5. Maximum Lot Coverage

One hundred (100) percent coverage is allowable when minimum loading space, landscaping, setbacks and parking are provided.

For Future Consideration (committee):

- *Address side yard and rear yard compatibility standards where a commercial use abuts a residential use.*

6. Yard Regulations. All setbacks shall comply with applicable standards of the Uniform Building Code and Uniform Fire Code.

a. Front Yards -

- (1) Front yards shall not be required except where specified setbacks are established for road widening purposes.
- (2) The maximum setback for a building façade shall be 15 feet. For non-residential uses on Willamette Street, this standard is met when at least 80 percent of the building frontage is placed within the maximum setback. For commercial uses along other streets, the minimum building frontage shall be at least 50 percent of the lot frontage.

b. Side Yards - Side yards shall not be required except:

- (1) Where specified setbacks are established for road widening purposes, or
- (2) Where a commercial use abuts existing residential buildings in the Residential District, the compatibility standards in Section 32.c.(1) above apply.

c. Rear Yards -

- ~~a.(1)~~ Rear yards shall not be required, except that where a non-residential use abuts the Residential District, a 10-foot rear yard shall be required.
- ~~b.(2)~~ No structural improvements, except road surfacing, shall be allowed within 10 feet of the centerline of an alley.
- ~~(3)~~ ~~(3)~~ Where a commercial use abuts an existing residential buildings in the Residential District, the compatibility standards in Section 2-e3.c.(1) ~~above~~ apply.

Code Concepts Report Recommendation:

- *(Page 14, #12 and #13) – Provide landscape buffers between commercial and residential districts, with minimum widths, plant species, size and placement requirements.*
- *(Page 14, #12 and #13) – Provide landscape screening of mechanical equipment, outside storage and waste disposal facilities.*

For Future Consideration (committee):

- *Requiring screening of mechanical equipment, outdoor storage, etc. may be limiting to business and/or property owners; may want to prohibit outside storage in Central Business zone.*
- *Discuss how high and minimum requirements for screening.*
- *Clarify how want to define “fence” and “trellis.”*

Draft Coburg Plan:

- *Require specific screening and landscaping recommendations.*

d. Fences, Hedges, Walls, and Other Structures

~~(2) Where the Central Business District or a non-residential use abuts the Residential District, a non-see-through or sight-obscuring fence, evergreen hedge, or decorative wall (i.e., masonry or similar quality material) shall be erected along and immediately adjacent to the abutting property line.~~

~~(3)(1)~~ An evergreen hedge, fence, or wall shall also be required to screen mechanical equipment, outdoor storage areas, and waste disposal facilities.

~~(3)(2) Where the Central Business District or a non-residential use abuts the Residential District, a non-see-through or sight-obscuring fence, evergreen hedge, or decorative wall (i.e., masonry or similar quality material) shall be erected along and immediately adjacent to the abutting property line.~~ Such a fence, wall or other structure shall screen 70 percent of the view between the districts or uses. A hedge shall , screen 70 percent of the view within one year of planting. .

~~(4)(3)~~ The maximum allowable height of fences and walls is 6 feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or when approved to construct streets and sidewalks.

~~(5)(4)~~ A building permit is required for walls or fences exceeding 6 feet in height, in conformance with the Uniform Building Code.

~~(6)(5)~~ If vegetation is used, it must remain living after planting and shall be continuously maintained by the property owner. If the vegetation fails to survive or is otherwise not maintained in good condition, the property owner shall replace them with an equivalent species and size within 180 days.

~~(7)(6)~~ Any fence, hedge and wall shall comply with vision clearance

Code Concepts Report Recommendation:

- *(Page 14, #4) – Restrict off-site signs in this district. Consider a city-sponsored off-site grouped business sign.*
- *A separate sign ordinance exists-delete this section.*

standards in Article X and not interfere with required pedestrian circulation.

See Sign Ordinance for requirements.

Code Concepts Report Recommendation:

All these concepts should be addressed in Design Standards discussion

- *(Page 14, #10, #12 and #14, and Page 15, #16) – Provide landscape strips or tree wells along streets, minimum five feet wide, with deciduous street trees, where feasible, (specify minimum 2 inch caliper, tree species list and spacing every 30 feet), underground irrigation and design that is compatible with the downtown area. Clarify in street plan responsibility of property owners.*
- *(Page 14, #10, #12 and #14, and Page 15, #16) – Reduce minimum number of parking spaces and ratios and set maximum parking ratios. Provide credits for the existence of on street parking, when available, that meets minimum improvement standards. Provide an allowance for reduced parking when alternative mode parking, such as bicycle racks, is provided. Encourage shared parking when feasible. Require that off-street parking be located beside or behind commercial buildings. Encourage development of a city-owned parking lot.*
- *(Page 14, #10, #12 and #14, and Page 15, #16) – For parking areas, include the following:*
 - *Landscaping requirements: 10 % minimum coverage, plant size requirements (3 gallon shrubs, 1 gallon ground cover, landscaped trees 1 ½ inch caliper), placement (spacing every five feet for shrubs and ground cover, one shade tree for every 10 parking spaces)*
 - *Encourage access to alleys or combined driveways*
 - *Locate parking to side or rear of buildings*
- *(Page 14, #10, #12 and #14, and Page 15, #16) – On all lots larger than 10 spaces, provide appropriately shielded, period lighting for businesses and parking areas that matches or is compatible with the existing lighting theme downtown. Require that all lighting be directed down onto the site and provide for energy conservation by turning off lights when not used.*

For Future Consideration: (TGM consultant)

- *Move parking requirements for all zoning districts to Article VIII, Supplementary District Regulations. Some parking requirements are already listed there.*
- *Move Vision Clearance standards to Article VIII, Supplementary District Regulations.*

e. Parking and Access Requirements

See ARTICLE VIII.B for parking and access requirements.

Code Concepts Report Recommendation:

- *(Page 13, #2 and Page 14, #8) – Encourage the development of an interesting streetscape through an 80 percent building frontage rule for main street commercial and 50 percent frontage rule for other commercial streets. (further define this concept, unclear on implementation)*
- *(Page 13, #2 and Page 14, #8) – Allow multi-family dwellings as accessory to a primary permitted use above or behind a ground floor commercial use, and provide incentives for attached residential/commercial mixed uses, such as parking bonuses or expedited review. (Already listed multiple times throughout)*

For Future Consideration (committee):

- *Consider adding a requirement that plant materials must be selected from a city-approved list.*
- *Develop a comprehensive list of plant materials that developers can use as a reference. It could include plant qualities, appropriate location, historic significance, etc.*
- *Clarify whether street trees are to be planted in right-of-way or private property.*

1. Street Standards
 - a. New development shall conform to the City’s Street Standards, as adopted in the Transportation System Plan and set forth in Article VIII.
 - b. Landscaping shall be provided along streets according to the following standards and shall otherwise comply with the landscape standards of Article VIII.H of this Code.
 - (1) Tree wells at a minimum of five (5) feet in width shall be installed next to the curb.
 - (2) The minimum caliper or diameter breast height at planting shall be 2-inches, based on the American Association of Nurserymen Standards.
 - (3) Trees shall be planted at no more than 25-feet on-center, except where this spacing would conflict with existing trees, retaining walls, curb cuts, utilities or similar permanent physical barriers.
 - (4) The use of drought-tolerant plant species is encouraged, and may be required when irrigation is not available. Underground irrigation shall be provided for trees that are not drought-tolerant. If the plantings fail to survive or are otherwise not maintained in good condition, the property owner shall replace them with an equivalent species and size within 180 days.

Code Concepts Report Recommendation:

- (Page 14 # 11) – Remove new service stations as a permitted or conditional use in this district.

For Future Consideration (TGM consultant):

- Move standards for service stations to Highway Commercial zoning district.

Coburg Downtown Plan:

- (Page 21) – Design pedestrian oriented plans by preventing vehicular areas between the building and the street and provide ample landscaping.

2. See Article VIII.H for parking area design and landscaping requirements.

~~[Adopted A-133L-10/5/99]~~

Code Concepts Report Recommendation:

- (Page 14, #10 and Page 15, #17) – Require amenities for pedestrians with all new development. Each new development shall provide a minimum of one pedestrian amenity.
- (Page 14, #10 and Page 15, #17) – Require landscaping, lighting, pedestrian connections and other amenities to be compatible with the adopted historic downtown design. Provide guidelines for “compatibility.” Or Design Standards.

For Future Consideration (committee):

- Clarify whether extra wide sidewalks qualify as a pedestrian amenity. It may not be an amenity by itself.
- Clarify and/or define “public art.” (may be difficult to define) Decide whether want to allow it or not.

8. Pedestrian Amenities. (See Appendix Page 8, Pedestrian Amenities ~~(Typical)~~)

All new development shall be required to provide a minimum of one of the following pedestrian amenities:

- ~~(1)~~a. Outdoor seating options, e.g., benches, or tables with chairs.
- ~~(2)~~b. Extra wide sidewalks or courtyards that can be used as small plazas. These may be combined with water features and/or benches to create attractive public spaces.
- ~~(3)~~c. Planters, garden areas, and pocket parks that include:
 - (1) Sitting space
 - (2) Public art (May need to be a conditional use)
- ~~(6)~~d. Weather protection, e.g., pedestrian-scaled awnings or canopies

Code Concepts Report Recommendation:

- (Page 15, #18) – *Require the following elements of building orientation: direct pedestrian access from street to front door of building (no pedestrian crossing of a parking lot), primary entrance oriented to the main street and building façade maximum setbacks of 15 feet (further discuss 15 feet, this may be too much.)*

For Future Consideration (committee):

- *Need to customize standards more for Coburg, which may include more detailed standards.*

Crossroads Vision

- (Page 12 Action 3) – *Create Development and Design Standards that discourage “big box” development, which is not in scale or character with the Coburg’s Vision.*

Coburg Downtown Plan:

- (Page 21 & 22) – *Review and implement the following Architectural Design and Development Standards:*
 - *Building orientation and setbacks*
 - *Height*
 - *Entrance and window locations*
 - *Treatment of corner lots*
 - *Roofs and parapets*
 - *Percentage of (storefront) windows*
 - *Parking landscaping*
 - *Building materials*
 - *Historic compatibility.*

- ~~(7)~~e. Other opportunities for open spaces, e.g., in rooftop courtyards, entranceways

- 9. Building Orientation (See Appendix Page 9, Block Layout (Typical) and Commercial Building Orientation (Typical))

All buildings shall be oriented to a street. The building orientation standard is met when all of the following criteria are met:

- ~~(a)~~a. Compliance with the setback standards in Section 5.
- b. ~~(b)~~ — All buildings shall have their primary entrance(s) oriented to the street. Oriented to the street” means that the building entrance faces the street, or is connected to the street by a direct and convenient pathway not exceeding 60-feet in length. Streets used to comply with this standard are public streets or private streets that contain sidewalks and street trees.

(c) Off-street parking, drives or other vehicle areas shall not be placed between buildings and streets where building placement complies with this standard.

~~c.~~ ~~(d)~~ On corner lots, buildings and entrances shall be oriented to the street corner; parking, driveways and other vehicle areas shall be prohibited between buildings and street corners.

Code Concepts Report Recommendation:

- (Page 15, #19 and Page 16, #20) – Require building design elements.
- (Page 15, #19 and Page 16, #20) – Require compatibility with existing downtown buildings by providing compatibility standards for new development and exterior modifications of existing buildings. Design Standards can include restoration of existing buildings to original condition, window and door locations should be consistent with historic character of area, policies on replacement of non-historic materials and non-period architecture could be encouraged to celebrate distinctive design features.

For Future Consideration (committee):

- Need to customize historic structure standards more for Coburg, which may include more detailed standards. Consult with State Historic Preservation Office (SHPO) for ideas and technical information and standards.

Coburg Downtown Plan:

- See proceeding comments.

Otak:

- Consultants to facilitate Design Guidelines and Design Standards discussion. Focus is to be on clearly identifying applicable design elements and ensuring that code language is organized in an easy to understand, graphic oriented format.

10. Historic Building Design

The following historic building exterior design elements are required for all new construction and major renovations in order to maintain and improve the historic storefront character of the downtown. Historic Structures are also subject to the conditional use criteria in Article X (See Appendix Page 10, Commercial Building Design Elements (Typical)).

~~(3)~~a. Decorative doors, transom and clerestory windows.

~~(4)~~b. Windows with trim comparable in style to that commonly used on other buildings in the C-1 district.

~~(5)~~c. 40-80 percent of ground floor façade facing the street, measured horizontally, shall have windows. The lower edge of these windows shall be no more than 30 inches above the sidewalk.

~~(6)~~d. The pitch and style of rooflines shall be comparable to existing rooflines, such as a 4 in 12 pitch.

~~(7)~~e. Surface detailing is required for blank walls (permitted on non-street facing facades only) and shall include offsets, windows, siding, murals,

or other similar features.

~~(8)f.~~ Weather protection for pedestrians (awnings or canopies). New lighted, plastic, or bubble awnings are not allowed.

Code Concepts Report Recommendation:

- (Page 14, #3 and Page 15, #17) – Develop clear Design Standards for new residences associated with commercial uses so that they do not require a conditional use permit.
- (Page 14, #3 and Page 15, #17) – Require amenities for pedestrians with all new development.

For Future Consideration (committee):

- ~~9.~~ Need to customize standards more for Coburg, which may include more detailed standards.
- ~~10.~~ Want garages to be behind principal building—determine best way to accomplish this.
- ~~11.~~ Discuss parking garages with community.
- ~~12.~~ Determine whether a four-plex should be the maximum allowed per lot.

Otak:

- ~~11.~~ Consultants to create performance oriented Development Standards that can be handled administratively.

11. Residential Development Standards

Dwellings allowed outright above or behind a commercial use shall comply with the following standards:

~~(a)a.~~ a. Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, shall be oriented to alleys or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley. These standards do not apply when prevented by existing developments or topography. Each dwelling unit shall provide the required number of parking and bicycle spaces as required in Article VIII.

~~(b)b.~~ b. Use of Alleys. If more than one four-plex or four or more townhouses are proposed, an alley or private mid-block lane shall be required for vehicle access. Alleys or mid-block lanes are not required when existing developments or topography prevent construction of an alley. As part of the development, the City may require dedication of right-of-way or easements and construction of pathways to provide pedestrian connections through a development site.

~~(c)c.~~ c. Common Areas. A homeowners association or other legal entity shall maintain all common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.) and building exteriors. Copies of any applicable covenants, restrictions, and conditions shall be recorded and provided to the city prior to building permit approval.

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