

COBURG, OREGON ZONING CODE
(As amended by Smart Development Advisory Committee)[†]

C. Highway Commercial District (C-2)

1. Purpose

~~The C-2 District is designed and intended to provide essential servicing to the traveling public together with certain other highway related commercial uses providing services and goods to the consumer population of the city and immediate region. The purpose of the C-2 District is to provide goods and services that primarily serve the traveling public. The C-2 District is intended to promote a high quality of life through a diverse economy and strong tax base, transition between higher and lower intensity uses, and appropriately scaled commercial uses that fit the small town, historic character of the community.~~

2. Uses and Structures

a. Permitted Principal Uses and Structures, provided the total ground floor space does not exceed 50,000 square feet of gross floor area per building.

- (1) Commercial retail and service businesses, including automobile-related and automobile-dependent uses, business whose principal activity is to service the needs of the highway traveler or provide merchandise oriented to service from an automobile, including drive in businesses, and similar uses (e.g., retail stores, restaurants, motels, hotels, transient lodging facilities, hair salons, cleaners, banks, video rental).
- (2) Commercial uses requiring outdoor storage, display, or customer service areas, such as vehicle sales, rental and repair, retail lumberyards, greenhouses, and retail building supply.
- (3) Institutional uses, including religious, human care, educational and social institutions and public and semi-public buildings.
- (4) Offices for professional services, professions and administrative uses.
- (5) Service and gasoline stations in compliance with ARTICLE VII.B.
- (6) Existing agricultural, horticultural and livestock uses (no new uses after [date]).
- (7) Existing manufactured dwelling parks, mobile home parks, and other residential uses (no new residential uses), except per subsection (12).
- (9) Existing warehouse and wholesale distribution uses (no new uses after [date]).
- (10) Residential structures and uses for on-site security and/or management personnel in conjunction with and as part of another permitted use, up to 1,000 square feet total floor area.
- (11) Residential uses, provided they are part of a mixed-use building and all residential uses are on an upper floor (no ground floor residential use).
- (12) Transportation facilities, consistent with the City's Transportation System Plan.
- ~~(13) Uses similar to those listed in subsections 1-12, above, as determined through a Type II Administrative Review.~~

Comments: The term "ground floor" is used because it is the most direct way to regulate big box uses without discouraging offices and other multi-story building that use land efficiently and provide employment. It is relatively simple and easy to administer because applicants must provide floor area calculations for building plan

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submittal. Other options include regulating the size of use, building footprint, or total floor area. Use and building footprint are less precise than ground floor and discourage architectural features such as arcades, canopies, porticos, colonnades and other exterior building spaces that provide character and greater functionality. Comments (continued): Recommend adding definitions for Automobile-Related and Automobile-Dependent uses. Auto-related means cars (or other motor vehicles) are integral to the use (e.g., car sales, repair, storage, repair, self-serve car wash, etc.). Auto-dependent means the transaction takes place in an automobile (e.g., drive-up window, gas station, drive-through car washes, etc.). Article VIII should be amended to provide a consistent set of design standards for Auto-Dependent uses in all commercial, industrial, and mixed-use zones, as applicable. [The above definitions for ground floor, Automobile-Related and Automobile-Dependent have been added to Appendix A.](#)

b. Permitted Accessory Uses and Structures

Customary accessory uses to the permitted and conditional uses in subsections a. and c., provided that structures must be in compliance with the Uniform Building Code and may require a building permit

c. Special Exceptions (Conditional Uses). The following uses are permitted with a conditional use permit pursuant to Article X, provided the total ground floor space does not exceed 50,000 square feet of gross floor area per building.

- (1) Commercial recreation facilities ~~such as~~[including](#) indoor theaters, bowling alleys, indoor skating rinks or similar uses that are conducted wholly within a fully enclosed building that is set back at least 75 feet from any property line shared with the Residential District.
- (2) Ambulance service.
- (3) New warehouse uses located on the south side of Delaney Street as noted in City Resolution 90-14.
- (4) Wireless communication equipment, including radio (i.e., cellular), television and similar types of transmission and receiving facilities, in conformance with the Federal Telecommunications Act of 1996 and in the provisions of Article X.B.13.
- (5) Truck stops on parcels or lots that do not share more than 75 feet of a property line with the Residential Zone.
- (6) Increase in building height, as provided in subsection 5, below.

Comment: Specific design standards applying to wireless communication equipment (e.g., co-location, building-mounted antennae, etc.) should be provided in Article VIII. Article X contains review procedures and general decision making criteria only. [The above comment has been added to appendix A.](#)

d. Prohibited Uses

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- (1) ~~Any permitted or conditional use that is a high traffic use. A high traffic use is defined as one that the City determines will increase the average number of daily trips to and from the site by at least 20 percent. The City may require a Traffic Impact Analysis prepared by a qualified professional prior to deeming a land use application complete to determine whether it meets this standard. For undeveloped lots, the city shall establish a threshold traffic generation standard to determine a high traffic use.~~
- (2) ~~Truck stops on parcels or lots that would share more than 75 feet of a property line with a Residential Zone.~~

Comment: Delete all “prohibited use” sections and provide language in Article V establishing prohibited uses in all zones. A use must be listed as primary, accessory, or conditionally allowed, or found to be similar to a permitted use (e.g., through a Type II procedure) to be allowed. [The above comment has been added to Appendix A.](#)

Question for the Planning Commission – Do you want to retain the prohibition on “high traffic uses”? If so, it can be coded as a standard applicable to all uses, as opposed the current text within a “prohibited use section”. [The above comment has been added to Appendix A.](#)

3. Lot Requirements

~~Until sanitary sewer is available~~[For parcels not served by public sewer,](#)

- (1) The minimum lot area shall be 10,000 square feet.
- (2) The minimum average lot width shall be 100 feet.
- (3) A maximum of 60 percent of the lot may be covered by all buildings.

~~Once sewers are available, minimum lot requirements shall be as follows~~[For parcels served by public sewers:](#)

- (1) No minimum lot area or width is required.
- (2) The maximum allowable lot coverage is 80 percent. The maximum allowable lot coverage is computed by calculating the total area covered by buildings and impervious (paved) surfaces, including accessory structures but not including pedestrian pathways. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.
- (3) A minimum of 15 percent of the total area of the site shall be landscaped in accordance with Article VIII, Supplementary District Regulations.

4. Yard Setbacks (measured from the building foundation to the respective property line.)

- (1) Front Yard setbacks shall be a minimum of 0 feet and a maximum of 20 feet. No parking, maneuvering, or loading areas or driveways shall be located within the front yard setback.

~~(2) Side Yard setbacks shall be a minimum of 0 feet and a maximum of 20 feet is required where a side yard abuts a street or residential district.~~

~~(3) No rear yard setback is required, except that where the use abuts the Residential District, the rear yard setback shall be a minimum of 20 feet.~~

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~~A 25-foot horizontal buffer zone shall be required between development and any adjacent Residential District. This buffer is in addition to any required yard setbacks and shall not be located between a yard setback area and a property line. This area shall provide landscaping to screen parking, service and delivery areas, and walls without windows or entries. The buffer may contain pedestrian seating and pedestrian pathways but shall not contain any off-street parking, or storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.~~

- (2) Interior Side Yards and Rear Yards: 10 feet minimum
- (3) A 25-foot horizontal buffer zone shall be required between development and any adjacent Residential District. This buffer is in addition to any required yard setbacks. This area shall provide landscaping to screen parking, service and delivery areas, and walls without windows or entries. The buffer may contain pedestrian seating any pedestrian pathways by shall not contain any off-street parking, or storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.
- (4) Water quality treatment areas may be provided within setback yards, subject to City approval.
- (5) Construction of pathways and fence breaks in yard setbacks may be required to provide pedestrian connections to adjacent neighborhoods or uses, or other districts.
- (6) Additional setbacks on public street frontages may be required to provide for planned widening of an adjacent street, consistent with the City's Transportation System Plan.
- (7) All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above.
- (8) Construction of pathways and fence breaks in yard setbacks may be required to provide pedestrian connections to adjacent neighborhoods or uses, or other districts, or public pathways, consistent with the City's Transportation System Plan, Parks Plan or other applicable Comprehensive Plan policies and Zoning Code provisions.
- ~~(5)(9)~~ Additional setbacks on public street frontages may be required to provide for planned widening of an adjacent street, consistent with the City's Transportation System Plan.
- ~~(6)(10)~~ All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above.

Comment: Define "Maximum setback" in Article VIII (Building Orientation). Typically, a minimum percentage of street-facing building elevation(s) must be located within 20 feet from the front, or street-facing, property line; the standard can be based on the horizontal plane or surface area. Allow exceptions for plazas.

5. Maximum Height Standards

- (1) The maximum structural height shall be 35 feet.
- (2) As provided in subsection 2.c (conditional use), a building may exceed this height limitation up to a total height of 45 feet 30 percent of the average height of all

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~~adjacent buildings~~ when the new building does not share any property line with the Residential District or an existing residential use.

~~(3) Building within 10 feet of a property line shared with the Residential District: 20 feet.~~

Comment: Sections 6-12, Fences, hedges, Walls, and Other Structures; on-Premise Signs; Parking and Access Requirements; Off-Site Signs; Vision Clearance; Street Standards; and Building Orientation, are being moved to Article VIII, which will provide design standards for all zones. Please refer to draft Article VIII.

The current text for Sections 6-12 is shown below in strikethrough type – as noted above, the appropriate subsections will be relocated to Article VIII, and, coordinated with additional design standards to be prepared after completion of the base zone updates (per the Planning Commission's discussion in August).

~~6. Fences, Hedges, Walls, and Other Structures~~

- ~~(1) Wherever a Highway Commercial site shares a property line 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.~~
- ~~(2) In accordance with Section VIII.H, an evergreen hedge, fence, or wall is also required to screen mechanical equipment, outside storage areas, and waste disposal facilities.~~
- ~~(3) Such a fence, wall or other structure shall screen at least 70 percent of the view between the districts. A hedge shall, within one year of planting, screen 70 percent of the view between the districts.~~
- ~~(4) The maximum allowable height of fences and walls in 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) A building permit is required for walls exceeding 6 feet in height, in conformance with the Uniform Building Code.~~
- ~~(6) 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) Any fence, hedge and wall shall comply with vision clearance standards and provide for pedestrian circulation where required.~~

~~7. On Premise Signs~~

~~See Sign Ordinance for requirements.~~

~~8. Parking and Access Requirements~~

~~See ARTICLE VIII.~~

~~9. Off Site Signs~~

[†]Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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See Sign Ordinance for requirements.

~~10. Vision Clearance. See Article VIII Supplementary District Regulations.~~

~~11. Street Standards~~

~~New development shall conform to the City's Street Standards, as adopted in the Transportation System Plan and set forth in Article VIII.~~

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

~~12. Building Orientation~~

~~(1)The primary entrance to a building shall be 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 separate pedestrian 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.~~

~~(2)Building entrances on or within 30 feet of a public or private street shall connect to the street system and transit facilities through separated pedestrian pathways that comply with the federal Americans With Disabilities Act (ADA) and City regulations.~~

~~(3)When the only street abutting a development is an arterial street, the building's entrance(s) may be oriented to an internal drive. The internal drive or street shall have a raised, ADA compliant pathway connecting the building entrance(s) to the street right of way.~~

~~(4)For a building exceeding 100,000 square feet or containing multiple businesses, primary customer entrances to the building shall be located on two or more sides of the building.~~

~~(5)No loading or delivery areas shall be located adjacent to the Residential District.~~

~~12. Building Design Standards (See Appendix Page 11, Design of Large Scale Buildings and Developments (Typical))~~

~~(1)All new commercial buildings larger than 50,000 square feet shall have a pitched roof design, with a minimum pitch of 3 horizontal feet for every 12 feet of height.~~

~~(2)All new commercial buildings shall have exterior wall articulation every 100 horizontal feet and shall include varied exterior treatment, e.g., varied materials, painting, etc. along the entire façade.~~

~~(3)All new commercial buildings shall have display windows on the primary frontage, occupying at least 50% of horizontal linear dimension of wall and located not more than three (3) feet above the finished grade. Display windows shall be recessed in the wall a minimum of three (3) feet, and their contents shall be visible through transparent glass. Windows mounted on the exterior façade, non-transparent glass, and non-glass materials covering the inside or outside of any portion of the display window are prohibited.~~

~~4. Standards For Service Stations~~

[†]Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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a. ~~Locational Standards~~

- ~~(1) Service stations in retail commercial shopping centers or as part of another commercial development shall be adjacent to a public street. Vehicular access to the station may be from an internal drive or private street rather than directly from a public street.~~
- ~~(2) At the time the service station use is established, the site shall not share any property line with an existing residential use or the Residential District.~~
- ~~(6) The minimum distance from the site to the Residential District, or an existing residential, school, park, playground, church, or museum use, shall be 200 feet.~~
- ~~(7) The minimum distance between service station sites shall be 400 feet, except at intersections.~~
- ~~(8) Not more than two (2) service stations shall be located at any given intersection. When two service stations are proposed to be located within x feet of an at grade intersection, they shall be situated on diagonally opposite corners.~~
- ~~(9) New service stations on the same side of a street or highway shall be no closer than 1,500 feet to any part of any existing building on another service station site. This shall not prevent major renovation of existing structures in accordance with this Code.~~

b. ~~Site Design~~

- ~~(1) A minimum of eight (8) percent of the service station site shall be landscaped in accordance with Article VIII. Existing specimen trees, mature ornamental shrubs, and ground cover shall be preserved whenever possible.~~
- ~~(2) Perimeter Buffering
 - ~~(a) A fence, hedge or wall shall be erected on all interior property lines.~~
 - ~~(b) Such a fence, hedge or wall shall be a minimum of five (5) feet and a maximum of seven (7) feet in height, except within 40 feet of street rights of way, where it may be no greater higher than three (3) feet in height.~~
 - ~~(c) No portion of any fence, hedge or wall shall be within 15 feet of a street right of way.~~
 - ~~(d) The fence, hedge or wall shall screen 70 percent of the view between the service station and adjacent property.~~
 - ~~(e) These perimeter buffering requirements does not apply to service stations built as part of a shopping center or other commercial development, or where the service station site shares a property line with another commercial use or development.~~~~
- ~~(3) Each landscaped and planted area shall be serviced by an underground irrigation system that is remotely operated, unless the applicant submits professional certification that the proposed plant species are~~

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~~drought tolerant for Coburg's climate and the site conditions. Planted areas 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.~~

~~e. Access~~

- ~~(1) A service station shall be permitted not more than two curb cuts for each arterial street frontage under City jurisdiction.~~
- ~~(2) Access on County roads and State highways shall be determined by Lane County and the Oregon Department of Transportation, respectively.~~

~~d. Signs~~

~~See Sign Ordinance for requirements.~~

~~e. Exterior Lighting~~

- ~~(1) Freestanding lighting fixtures shall not exceed a height of 20 feet.~~
- ~~(2) Lighting fixtures shall be shielded and not shine or glare off the property.~~

~~f. Operations~~

- ~~(1) All service stations must comply with all applicable state and federal rules and regulations.~~

6. Compliance with Design Standards and Guidelines

- a. All uses, structures and development in this district are subject to the applicable design and development standards in Article VII.

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⁴Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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D. Light Industrial District (LI)

1. Purpose

~~The Industrial District is intended to provide areas for manufacturing, assembly, packaging, wholesaling, related activities and limited commercial uses that support industrial uses with limited detrimental impact on adjacent districts. The purpose of the LI District is to provide areas for manufacturing, assembly, packaging, wholesaling, related activities, and limited commercial uses that support local industry and are compatible with the surrounding commercial and residential districts. The LI District is intended to promote a high quality of life through a diverse economy and strong tax base, transition between higher and lower intensity uses, and appropriately scaled non-polluting industrial uses that fit the small town, historic character of the community.~~

2. Uses and Structures

a.b. Permitted Principal Uses and Structures,

(1) Commercial and Service.

- (a) Office(s), ~~provided the office(s) that~~ are integral to a primary industrial use (e.g., administrative offices).
- (b) Retail and service commercial uses up to 5,000 square feet in gross floor area per (e.g., convenience markets, restaurants, banks, dry cleaners, retail sales of products made on-site, ~~secondary use for wholesaler,~~ and similar uses), ~~which shall be limited to uses that support local industries and serve the everyday needs of their employees and customers but do not serve a community wide or regional market.~~

Comment: Recommend deleting this vague discretionary standard. The size limit of 5,000 square feet will be sufficient to deter large users. If discretion is desired, then the retail and service uses should be permitted as conditional uses only.

(2) Manufacturing and Assembly, and Associated Sales of products manufactured or assembled on-site.

- (a) Boat building and repairs.
- (b) Cabinet and sash and door shop.
- (c) Electrical and electronic equipment.
- (d) Food products, except the rendering or refining of fats or oils and meat packing plants.
- (e) Furniture manufacture and assembly.
- (f) Ice.
- (g) Paint shop.

[†]Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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- (h) Plumbing supplies.
 - (i) Pottery.
 - (j) Soft drinks.
 - (k) Trailers, ~~and~~ campers and recreational vehicles.
 - (l) Upholstery.
 - (m) Vehicle maintenance and repair facilities.
 - (n) Recreational vehicles sales lots, including sales of vehicles manufactured off-site.
- (3) Processing.
- (a) Greenhouses.
 - (b) Laundry cleaning and dyeing plants, including rugs and carpets.
 - (c) Printing and publication.
- (4) Utilities.
- (a) Distribution plant.
 - (b) Service yard.
 - (c) Substation.
- (5) Wholesaling, warehousing and storage not exceeding _____ square feet.
[Note: 250,000 square feet is suggested. The very large regional distributors have buildings in the 500,000 to 1,000,000 square feet range.]-
- (a) Building material storage yards.
 - (b) Cold storage.
 - (c) Contractor's storage yard.
 - (d) Distribution agencies.
 - ~~(e) Gasoline and fuel oil, provided that storage of fuels shall be underground.~~
 - ~~(f)(e)~~ Household and consumer goods.
 - ~~(g)(f)~~ Vehicles, boats, aircraft.
 - ~~(h)(g)~~ Warehousing of manufacturing products.
 - ~~(i)(h)~~ Wholesale businesses and sales room.
 - (i) Storage.
- (6) Agricultural, horticultural, and livestock uses that were legally established ~~prior to the date of adoption of the Zoning Code~~ on or before [date].
- (7) Other
- (a) Accessory buildings and uses normal and incidental to the uses permitted in this district.
 - (b) Animal hospitals and clinics.
 - (c) Public parking areas and structures.
 - (d) Residential structures and uses for on-site security and/or management personnel in conjunction with and as a part of a Light Industrial District permitted use, not exceed 1,000 square feet in total area.
- (8) Transportation facilities, consistent with the City's Transportation System Plan.
(9) Uses similar to those listed in subsections 1-8, above, as determined through a

⁴Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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Type II Administrative Review.

b.c. Special Exceptions (Conditional Uses). The following uses require a conditional use permit in accordance with Article VIII, conditional use procedures and criteria:

~~(1) Fabrication, manufacturing, processing or assembly of products from ferrous or non ferrous metals.~~

~~(2) Concrete transit mix plants without manufacture of concrete products.~~

~~(3)(1)~~ Public and semi-public buildings--such as including, but not limited to, fire stations and reservoirs--essential to the physical, social and economic welfare of an area.

~~(4)(2)~~ Service stations (See standards in ARTICLE VII.C).

~~(5)(3)~~ Stone yards and marble works.

~~(6)(4)~~ Agricultural, horticultural, and livestock uses that were legally established prior to [date].

~~(7)(5)~~ Wireless communication equipment, including radio (i.e., cellular), television and similar types of transmission and receiving facilities, in conformance with the Federal Telecommunications Act of 1996 and the provisions of Article X.B.13

~~(8)(6)~~ Other

(a) Resource extraction, such as including, but not limited to, the operation of mineral and aggregate quarries. The conditional use permit shall include an approved site reclamation plan, submitted by the applicant, which complies with applicable requirements of State natural resource regulatory agencies.

~~(b) Wrecking and salvage operations.~~

(9) Increase in building height, as provided in subsection 3, below.

3. Maximum Height Standards

The maximum structural height shall be 35 feet, except as follows:

a. Increased height may be approved for Wireless Communication facilities, subject to the provisions of Section [#].

~~b. As provided in subsection 2.b, an increase in the allowable building height up to 45 feet may be allowed with a Conditional Use Permit, provided that the building is set back from all residential districts by a minimum of two (2) feet for every one (1) foot of building height exceeding 35 feet.~~

4. Lot Requirements

~~Until sanitary sewer is available~~For parcels not served by public sewer,;

a. The minimum lot area shall be 10,000 square feet.

b. The minimum lot width shall be 100 feet.

c. A maximum of 60 percent of the lot covered by all buildings.

⁴Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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Once sewers are available, minimum lot requirements shall be as follows: For parcels served by public sewers:

- (1) The maximum allowable lot coverage is 80 percent. The maximum allowable lot coverage is computed by calculating the total area covered by buildings and impervious (paved) surfaces, including accessory structures but not including pedestrian pathways. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.
 - (2) A minimum of 15 percent of the total area of the site shall be landscaped in accordance with Article VIII, Supplementary District Regulations.
5. Yard Setbacks (measured from the building foundation to the respective property line.)
- (a) Front Yards: 20 feet minimum; within which there shall be landscaping that conforms to the provisions of Article VIII, Section #. Front setback yards may contain roof overhangs (roof drains required), awnings, canopies, pedestrian seating and pedestrian pathways but shall not contain any storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.
 - (b) Street Corner Yards Side and Rear Yards Adjacent to Streets: See Front Yards.
 - (c) Interior Side Yards and Rear Yards: ~~0 feet minimum for common wall development, and~~ 10 feet minimum ~~for all other development, subject to applicable building and fire codes.~~
 - (d) A 25-foot horizontal buffer zone shall be required between development and any adjacent Residential District. This buffer is in addition to any required yard setbacks, ~~and shall not be located between a yard setback area and a property line.~~ This area shall provide landscaping to screen parking, service and delivery areas, and walls without windows or entries. The buffer may contain pedestrian seating and pedestrian pathways but shall not contain any off-street parking, or storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.
 - (e) Water quality treatment areas may be provided within setback yards, subject to City approval.
 - (f) Construction of pathways and fence breaks in yard setbacks may be required to provide pedestrian connections to adjacent neighborhoods or uses, or other districts.
 - (g) Additional setbacks on public street frontages may be required to provide for planned widening of an adjacent street, consistent with the City's Transportation System Plan
 - (h) All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above.

Comment: Sections 6-12, Fences, hedges, Walls, and Other Structures; on-Premise Signs; Parking and Access Requirements; Off-Site Signs; Vision Clearance; Street Standards; and Building Orientation, are being moved to Article VIII, which will provide designs standards for all zones. Please refer to draft Article VIII.

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6. ~~Fences, Hedge, Walls and Other Structures~~

- ~~a. Where a Light Industrial site shares a property line with 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.~~
- ~~b. In accordance with Section VIII.H, an evergreen hedge, fence, or wall shall also be required to screen mechanical equipment, outside storage areas, and waste disposal facilities. Such a fence, wall or other structure shall screen 70 should be some amount percent of the view between the districts. A hedge shall, within one year of planting, screen 70 should be some amount percent of the view between the districts.~~
- ~~c. The maximum permitted height of fences and walls is 6 feet without a permit, 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 as necessary to construct streets and sidewalks.~~
- ~~d. 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.~~
- ~~e. Any fence, hedge and wall shall comply with vision clearance standards and provide for pedestrian circulation where required.~~

7. ~~Building Design Standards (See Appendix Page 12, Light Industrial Architectural Features (Typical))~~

- ~~(a) All new buildings larger than 50,000 square feet shall have a pitched roof design, with a minimum pitch of 3 horizontal feet for every 12 feet of height. (this is inconsistent with text in box above)~~
- ~~(b) Recessed entries, canopies, and/or similar features shall be used at the entries to buildings in order to create a pedestrian scale.~~
- ~~(c) Building elevations that are oriented to the street shall include architectural features such as windows, pedestrian entrances, building off-sets, projections, detailing, change in materials or similar features to break up and articulate large building surfaces and volumes.~~

8. ~~Building Orientation (see Appendix Page 13, Planned Street and Pedestrian Connections and Industrial Development Orientation)~~

- ~~(1) We want campus style Development Standards~~
- ~~(2) Building entrances on or within 30 feet of a public or private street shall connect to the street system and transit facilities through separated pedestrian pathways that comply with the federal Americans With Disabilities Act (ADA) and City regulations.~~
- ~~(3) When the only street abutting a development is an arterial street, the building's entrance(s) may be oriented to an internal drive the internal drive or street shall have a raised, ADA compliant pathway connecting the building entrance(s) to the street right of way.~~

[†]Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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~~(4) For a building exceeding 100,000 square feet or containing multiple businesses, primary customer entrances to the building shall be located on two or more sides of the building.~~

~~(5) No loading or delivery areas shall be located within the setback adjacent to the Residential District. List permissible uses in the setback.~~

~~9. Signs~~

~~See Sign Ordinance for requirements.~~

~~10. Parking and Access Requirements~~

~~See ARTICLE VIII.~~

~~11. Street Standards~~

~~New development shall conform to the City's Street Standards, as adopted in the Transportation System Plan and set forth in Article VIII.~~

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

6. Compliance with Design Standards and Guidelines

- a. All uses, structures and development in this district are subject to the applicable design and development standards in Article VII.

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E— Campus Industrial District (CI)

1. Purpose

The purpose of the Campus Industrial District (CI) is to provide areas for research and development, manufacturing, assembly, packaging, wholesaling, related activities, and limited industrial-supportive commercial uses in an attractive, campus setting. The CI District is intended to promote a high quality of life through a diverse economy and strong tax base, and appropriately scaled, non-polluting industrial uses that fit the small town, historic character of the community.

2. Uses and Structures

a. Permitted Principal Uses and Structures.

(1) Commercial and Service.

- (a) Office(s)
- (b) Retail and service commercial uses, provided that no individual use exceeds 2,500 square feet in gross floor area. Automobile-dependent and Automobile-related uses, as defined in Section [#] are prohibited.

(2) Manufacturing and Assembly, and Associated Sales within an enclosed building, that does not emit noise, light, glare, heat, vibration, or other emissions exceeding ambient levels.

(3) Transportation facilities, consistent with the City's Transportation System Plan.

(4) Other

- (e) Accessory buildings and uses normal and incidental to the uses permitted in this district.
- (f) Animal hospitals and clinics.
- (g) Public parking areas and structures.
- (h) Residential structures and uses for on-site security and/or management personnel in conjunction with and as a part of a Light Industrial District permitted use, not exceed 1,000 square feet in total area.

(5) Uses similar to those listed in subsections 1-4, above, as determined through a Type II Administrative Review.

b. Special Exceptions (Conditional Uses). The following uses require a conditional use permit in accordance with Article VIII, conditional use procedures and criteria:

~~Fabrication, manufacturing, processing or assembly of products from ferrous or non-ferrous metals.~~

- (1) Public and semi-public buildings--such as including, but not limited to, fire stations and reservoirs--essential to the physical, social and economic welfare of an area.

⁴Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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- (2) Increase in building height, as provided in subsection 3, below.

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3. Maximum Height

The maximum structural height shall be 35 feet, except an increase in the allowable building height up to three (3) building stories, or 45 feet, whichever is less, may be allowed with a Conditional Use Permit.

4. Lot Requirements

Until sanitary sewer is available, For parcels not served by public sewer:

- a. The minimum lot area shall be 10,000 square feet.
- b. The minimum lot width shall be 100 feet.
- c. A maximum of 60 percent of the lot covered by all buildings.

Once sewers are available, minimum lot requirements shall be as follows For parcels served by public sewer:

- (1) The maximum allowable lot coverage is 8060 percent. The maximum allowable lot coverage is computed by calculating the total area covered by buildings and impervious (paved) surfaces, including accessory structures but not including pedestrian pathways. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.
- (2) A minimum of 2040 percent of the total area of the site shall be landscaped in accordance with Article VIII, Supplementary District Regulations. Water quality treatment areas may be incorporated into required landscape area, subject to City approval.

5. Yard Setbacks (measured from the building foundation to the respective property line.)

- a. Front Yards: 20 feet minimum; within which there shall be landscaping and pedestrian amenities that conform to the provisions of Article VIII, Section #. Front yards may contain roof overhangs (roof drains required), awnings, canopies, pedestrian seating and pedestrian pathways but shall not contain any storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.
- b. Street Corner Yards: Same as for Front Yards.
- c. Interior Side Yards and Rear Yards: 0 feet minimum for common wall development, and 10 feet minimum for all other development, subject to applicable building and fire codes.
- d. Water quality treatment areas may be provided within setback yards, subject to City approval.
- e. Construction of pathways and fence breaks in yard setbacks may be required to provide pedestrian connections to adjacent neighborhoods or uses, or other districts.
- f. All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above.

⁴Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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6. Compliance with Design Standards and Guidelines

- a. All uses, structures and development in this district are subject to the applicable design and development standards in Article VII.

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Mixed Use Master Plan District (MUMP)

1. Purpose

The purpose of the Mixed Use Master Plan District (MUMP) is to provide an attractive living and working environment that combines employment and residential uses as guided by a master plan that ensures livability and compatibility. The MUMP District requires a mix of land uses, with designed transitions between uses.

2. Master Plan

a. Master Plan Process:

Development proposals in the MUMP District are reviewed through a two-stage master plan process:

(1) The applicant first submits a conceptual development plan with proposed land use, circulation, and general development program data. The conceptual development plan is reviewed through a Type III quasi-judicial process in accordance with the standards and criteria of this chapter, Article X, the Comprehensive Plan, and other applicable City policies and codes. All annexation requests shall be accompanied by a conceptual development plan.

(2) Upon approval of the conceptual plan, the applicant submits a detailed development plan for review and approval through a Type III quasi-judicial process.

The specific application requirements, review procedures, and approval criteria for Mixed Use Master Plans are contained in Article X, Section #. The Conceptual and Detailed Development Plans may be combined into one submittal.

b. Master Plan Land Use Standards

(1) "Mixed Use" is required on all master plans. The following uses must be provided within the ranges shown:

Table 1 Mixed Use Master Plan—Use Requirements

<u>Use</u>	<u>Minimum Percent of Site</u>	<u>Maximum Percent of Site</u>
<u>Single Family Detached Residential Housing</u>	<u>40</u>	<u>65</u>
<u>Attached Residential Housing</u>	<u>5</u>	<u>5</u>
<u>Open Space (public or private), excluding required yards</u>	<u>5-10</u>	<u>None</u>
<u>Office, and/or Industrial Uses allowed in the CI District</u>	<u>25</u>	<u>50</u>

There is no minimum or maximum use requirement for public or institutional land uses.

c. Master Plan Design Standards

(1) A connected street pattern is required, but no through connections to Industrial Way are permitted.

(2) Buffers and transitions between office/campus industrial/retail uses and residential uses are required. The preferred buffer method is the provision of publicly accessible open space.

(3) Views to the Coburg Hills from Lincoln, McKenzie and Mill Streets shall be unobstructed.

(4) The maximum block length is 600 feet, except that block lengths up to 800 feet may be approved when a mid-block, pedestrian way with open is provided. Such pedestrian ways shall be publicly accessible.

(5) Detailed development plans shall conform to the provisions of Article VIII.G, Design Standards.

3. Uses and Structures

Permitted Principal Uses and Structures, provided the total ground floor space does not exceed 50,000 square feet of gross floor area per building. (Buildings may be attached or clustered.)

[†]Source: Smart Development Edits Zoning Ordinance Revised 2-25.doc

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~~(1) Commercial and Service.~~

Office(s)

~~Retail and service commercial uses, provided that no individual use exceeds 2,500 square feet in gross floor area. Automobile dependent and Automobile related uses, as defined in Section [#] are prohibited.~~

~~(2) Manufacturing and Assembly, and Associated Sales within an enclosed building, that does not emit noise, light, glare, heat, vibration, or other emissions exceeding ambient levels.~~

~~(3) Transportation facilities, consistent with the City's Transportation System Plan.~~

~~(4) Residential uses.~~

~~(5) Residential care homes and facilities, in accordance with ORS 197.660-670.~~

~~(6) Other~~

~~Accessory buildings and uses normal and incidental to the uses permitted in this district.~~

~~Animal hospitals and clinics.~~

~~Public parking areas and structures.~~

~~Residential structures and uses for on-site security and/or management personnel in conjunction with and as a part of a Light Industrial District permitted use, not exceed 1,000 square feet in total area.~~

~~(7) Uses similar to those listed in subsections 1-6, above, as determined through a Type II Administrative Review.~~

Special Exceptions (Conditional Uses). The following uses require a conditional use permit in accordance with Article X conditional use procedures and criteria:

Fabrication, manufacturing, processing or assembly of products from ferrous or non-ferrous metals, with all activities within enclosed buildings.

Public and semi-public buildings such as fire stations and reservoirs essential to the physical, social and economic welfare of an area.

4. Maximum Height

The maximum structural height shall be 35 feet, except that building height up to 45 feet may be approved as part of a master plan, provided that the building is set back from all residential districts by a minimum of two (2) feet for every one (1) foot of building height exceeding 35 feet.

5. Lot Requirements

Until sanitary sewer is available,

a. The minimum lot area shall be 10,000 square feet.

b. The minimum lot width shall be 100 feet.

c. A maximum of 60 percent of the lot covered by all buildings.

Once sewers are available, minimum lot requirements shall be as follows:

(1) The maximum allowable lot coverage is 80 percent. The maximum allowable lot coverage is computed by calculating the total area covered by buildings and impervious (paved) surfaces, including accessory

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structures but not including pedestrian pathways. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.

(2) A minimum of 20 percent of the total area of the site shall be landscaped in accordance with Article VIII, Supplementary District Regulations. Water quality treatment areas may be incorporated into required landscape area, subject to City approval.

6. Yard Setbacks (measured from the building foundation to the respective property line.)

Front Yards: 10 feet minimum and 20 feet maximum on collector and arterial streets and 10 feet minimum/20 feet maximum on local street; within which there shall be landscaping and pedestrian amenities that conform to the provisions of Article VIII, Section #. Front yards may contain roof overhangs (roof drains required), awnings, canopies, pedestrian seating and pedestrian pathways but shall not contain any storage of equipment, materials, vehicles, etc. Landscaping shall be in accordance with Article VIII.H of this Code.

Street Corner Yards: Same as for Front Yards.

Interior Side Yards and Rear Yards: 0 feet minimum for common wall development, and 10 feet minimum for all other development, subject to applicable building and fire codes.

Water quality treatment areas may be provided within setback yards, subject to City approval.

Construction of pathways and fence breaks in yard setbacks may be required to provide pedestrian connections to adjacent neighborhoods or uses, or other districts.

All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above.

7. Compliance with Design Standards and Guidelines

All uses, structures and development in this district are subject to the applicable design and development standards in Article VII.