

COBURG ZONING ORDINANCE
With Core Team Changes
August 17, 2005

ARTICLE VIII. SUPPLEMENTARY DISTRICT REGULATIONS

A. Access Management and Vision Control Regulations

1. Visibility at Intersections and Access from Driveways
 - a. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2-1/2 and 10 feet above the center line grades of the intersecting streets in the area bounded by the street right-of-way lines of such corner lots and a line joining points along said street right-of-way lines, 20 feet from the point of the intersection.
 - b. Residential driveways shall be located to optimize intersection operation and, where possible, to provide access from the street with the lowest functional classification. For example, if a house is located on the corner of a local street and a collector, the driveway shall provide access from the local street if the driveway can be located a sufficient distance from the intersection.

2. Structures and Properties to Have Access

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking. Properties that abut only collector or arterial streets should share access with neighboring properties where feasible.

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

B. Parking Regulations

1. Parking and Storage of Certain Vehicles

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

2. Off-Street Parking Requirements
 - a. Parking Area Design
 - (1) All public or private parking spaces, except those required in conjunction with a single-family or two-family dwelling on a single lot, shall be designed and laid out to conform with the requirements of this Code and the Planning Commission.

 - (2) Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movements or other maneuvering of a vehicle within a street, other than an alley, shall be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrians, bicycles, and vehicular traffic on the site.

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b. Parking Space Required

The number of off-street parking spaces required shall be no less than as set forth in (1) – (3) following. Space requirements by type of use for off-street parking are listed in (4), (5) and (6) below. Fractional space requirements shall be counted as a whole space. When square feet are specified, the area measured shall be gross floor area of the building primary to the use but shall exclude any space within a building used for off-street parking, loading, or service functions not primarily to the use. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season. A reduction in the number of required spaces is allowed if evidence is provided to show that a reduced amount of parking is sufficient and will not cause any detrimental impacts to on-street parking or other parking areas. For example, an employer working with LTD to provide bus passes to employees or who offers van pools may need fewer parking spaces for employees:

- (1) All institutional, commercial and industrial uses shall provide no less than five vehicular parking spaces for visitors.
- (2) All uses shall provide vehicular parking space for each employee working on or from the site, as determined by the maximum number of employees during any single hour of a day.
- (3) All uses shall provide one vehicular parking space for each vehicle operating on or from the site.

<u>Use</u>	<u>Parking Space Required</u>
(4) <u>Residential types</u>	
(a) Dwelling, single-family	Two for each dwelling unit on a single lot.
(b) Dwelling, two-family or multiple-family	1-1/2 for each dwelling unit; where fractioned next highest full unit.
(c) Hotels, motels, motor hotels, etc.	One for each guest room.
(d) Rooming or boarding houses.	One for each guest room.

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- (5) Institutional types
- (a) Hospitals 1-1/2 for each bed; where fractioned, next highest full unit, plus 2 for each nurses' station.
 - (b) Churches, clubs, lodges 1 for every 4 fixed seats or every 8 feet of bench length or every 28 square feet of main assembly room (sanctuary) where no permanent seats or benches are maintained.
 - (c) Libraries, museums, art galleries 1 for each 250 square feet of gross floor area.
 - (d) Nursing homes, homes for the aged One for each three beds. for the aged, group care homes, asylums, etc.
 - (e) Schools
 - Elementary or junior high schools 1-1/2 for each teaching station; plus 1 for every 6 fixed seats or for every 42 square feet of seating area where there are no fixed seats in the auditorium or assembly area.
 - High schools 1-1/2 for each teaching station; plus for the largest assembly room or auditorium, 1 for every 4 fixed seats or for every 28 square feet of floor area where no fixed seats are maintained.
- (6) Commercial Types.
- (a) Retail establishments except as otherwise specified in this Code. 1 for each 400 square feet of retail floor area.

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| (b) | -Barber and beauty shops | 1 for each 75 square feet of gross floor area. |
| (c) | Bowling alleys | Six for each bowling lane. |
| (d) | Office buildings, businesses and professional offices | 1 for every 400 square feet of gross floor area. |
| (e) | Recreational or entertainment establishments | |
| | | |
| (1) | Spectator type auditoriums, assembly halls, theatres, stadiums, places of public assembly, etc. | One for each four seats. |
| | | |
| (2) | Participating skating rinks, dance halls, etc. | 1 for each 75 square feet of gross floor area. |
| | | |
| (3) | Establishments for the sale and consumption on the premise of food and beverage | 1 for each 60 square feet of gross floor area. |

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

3. Parking Requirements for Uses Not Specified

The parking space requirements for buildings and uses not set forth herein shall be determined by the Planning Commission, and such determination shall be based upon the requirements for the most comparable building or use specified herein.

4. Common Facilities for Mixed Uses

a. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing facilities for, any other use except as provided in paragraph 2, Joint Use of Parking Facilities.

b. Joint Use of Parking Facilities

The Planning Commission may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility, provided that:

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- (1) The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed;
- (2) The parking facility for which joint use is proposed is not further than 400 feet from the building or use required to have provided parking; and
- (3) The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City Attorney as to form and content. Such instrument) when approved as conforming to the provisions of this Code, shall be recorded in the office of the County Recorder and copies thereof filed with the City Recorder.

5. Bicycle Parking

- a. Bicycle parking requirements shall apply to all developments that require a site plan or amended site plan for new development, changes of use, and building expansions and remodels that require a building permit, as follows:

- (1) Multi-Family. Every residential use of two or more multi-family dwelling units shall provide at least one sheltered bicycle parking space for each unit. Sheltered bicycle parking areas may be in a conveniently located garage or storage unit, or under an eave, independent structure, or similar cover.
- (2) Non-Residential Parking. There shall be a minimum of one bicycle space for every seven motor vehicle spaces. At least ten percent of all bicycle parking spaces shall be sheltered. Bicycle parking provided in outdoor areas shall be located near the building entrance, similar to vehicle parking spaces, unless existing development on site precludes that option. Fractions shall be rounded to the nearest whole number.

- b. Bicycle Parking Facilities Design Standards

- (1) Bicycle parking facilities shall either be stationary racks which accommodate bicyclist's locks securing the frame and both wheels, or lockable rooms or enclosures in which the bicycle is stored.
- (2) Bicycle parking spaces shall provide a convenient place to lock a bicycle and shall be at least six feet long, two feet wide, and seven feet high. Upright bicycle storage structures are exempted from the parking space length standard.
- (3) A 5-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.
- (4) Bicycle racks or lockers shall be anchored to the surface or to a structure.
- (5) Covered bicycle parking facilities may be located within a building or structure, under a building eave, stairway, entrance, or similar area, or under a special structure to cover the parking. The cover shall leave a minimum 7-foot overhead clearance and shall extend over the entire parking space. If a bicycle storage area is provided

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within a building, a sign shall be placed at the area indicated that it is for bicycle parking only.

(6) Bicycle parking shall not interfere with pedestrian circulation.

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

6. Vehicular Parking Area Improvements

All public or private parking areas, which contain four or more parking spaces, and outdoor vehicles sales areas, shall be improved according to the following:

- a. All vehicular parking areas shall have a durable, dust-free surfacing of asphaltic concrete, Portland cement concrete, or other approved materials as specified by the Planning Commission.
- b. All vehicular parking areas, except those in conjunction with a single family or two family dwelling, shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.
- c. All vehicular parking areas, except those required in conjunction with a single family or two family dwelling, shall provide a substantial bumper or curb stop which will prevent cars from encroachment on abutting private or public property.
- d. All vehicular parking areas and service drives shall be enclosed along any interior property which abuts any residential district, with a 70 percent opaque, site-obscuring fence, wall or hedge not less than three (3) feet nor more than six (6) feet in height, but adhering to the visual clearance and front and interior yard requirements established for the district in which it is located. If the fence, wall or hedge is not located on the property line, said area between the fence, wall or hedge and the property line shall be landscaped with lawn or low-growing evergreen ground cover. All plant vegetation in this area shall be adequately maintained by a permanent irrigation system, and said fence, wall or hedge shall be maintained in good condition. Screening or plantings shall be of such size as to provide the required degree of screening within 24 hours after installation. Adequate provisions shall be maintained to protect wall, fences, or plant materials from being damaged by vehicles using said parking areas.e. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.
- f. All vehicular parking spaces shall be appropriately and substantially marked.

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

C. Sign Regulations

1. No signs on any premises shall be animated or flashing.
2. Rotating signs are permitted, provided that no sign shall rotate more than six rounds per minute.

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3. Only in commercial and industrial zones shall flags, pennants, banners, pinwheels or similar items be permitted outside a building and for no more than 15 days. No more than one such display shall be allowed on any site during any consecutive six-month period.
4. No sign shall exceed the height of the principal building or 25 feet, whichever is less.
5. A development site shall be allowed 1 unlighted sign, not exceeding 8 square feet of area per side or 16 square feet of total area pertaining to the sale, lease or hire of the particular building, property or premises upon which the sign is displayed.
6. A development site shall be allowed one unlighted political campaign sign not exceeding four square feet of area per side or eight square feet in total area. Such signs may announce candidates or other ballot measures. Such signs shall be removed within two weeks after the election.
7. Hospitals, churches, nursing homes, schools and similar uses shall be allowed 1 sign not to exceed 20 square feet of area per side or 40 square feet in total area.
8. The U.S. flag and the State of Oregon flag shall be permitted on any premises outside a building at any time.

D. Pedestrian Access and Circulation

1. Internal pedestrian circulation shall be provided within new commercial office, and multi-family residential developments through the clustering of buildings, construction of hard surface walkways, landscaping or similar techniques.
2. Pedestrian access to transit facilities shall be provided from new commercial, employment, and multi-family residential development while existing developments shall provides safe and accessible pedestrian access to transit facilities when a site changes uses or is retrofitted.
3. Internal pedestrian and bicycle systems shall connect with external existing and planned systems, including local and regional travel routes and activity centers such as schools, commercial areas, parks and employment centers.

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

E. Development and Construction Requirements

1. Conformance with State and Federal Environmental Standards

Development in any district shall be done in compliance with all applicable state and federal environmental standards and regulations regarding the preservation of air, water and land resource quality.

2. Repair of Hazards Created in Development

In any district, the developer shall be responsible for the correction or elimination of any hazard created during the course of development, (e.g., soil slippage due to weak foundation soils, runoff from paving projects, etc.).

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3. Replacement of Vegetation

In any district, the developer shall be responsible for the replacement of any tree and, where possible, the replacement of any vegetation destroyed or removed during construction. Replacement trees shall be no less than four feet in height at the time of planting, unless otherwise authorized by the Planning Commission. This requirement does not apply to trees grown for commercial purposes that are subsequently removed.

F. Street Standards

1. ~~Street Standards~~ **(Moved from C1 District, page 8 and reformatted to fit VIII, Section E.)**

1. New development shall conform to the City's Street Standards, as adopted in the Transportation System Plan (TSP) and set forth in Article VIII.
2. Landscaping shall be provided along streets according to the following standards and shall otherwise comply with the landscape standards of Article VIII.H4.b. of this Code.
 - a. Tree wells at a minimum of five (5) feet in width shall be installed next to the curb.
 - b. The minimum caliper or diameter breast height at planting shall be 2-inches, based on the American Association of Nurserymen Standards.
 - c. 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.
 - d. 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.
 - e. The use of large canopy trees is encouraged.
3. Street improvements shall be as specified in table VIII-1, unless otherwise indicated in the local TSP.

Table VIII-1

Zoning District	Sidewalks, Curbs, and Gutters	Bicycle Lanes	Street Trees
Residential (R-1)	Optional, if need can be shown	Optional	Required
Central Business (C-1)	Optional, if need can be shown	Optional	Required
Highway Commercial (C-2)	Required	Required	Required
Light Industrial (L-1)	Required	Required	Required
Park, Recreation, Open Space (PRO)	Not Specified	Not Specified	Not Specified

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

G. Exception to Height Regulations

The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennae, water tanks, ventilators, chimneys or other appurtenances usually required

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to be placed above the roof level and not intended for human occupancy.

H. Fences, walls, hedges and screen planting shall be subject to the following standards:

1. In any required front yard setback, provided they do not exceed three and one-half (3 ½) feet in height.
2. In any rear or side yard, provided they do not exceed six (6) feet in height.
3. The height of fences or walls in rear or sideyard setback areas abutting a public street shall be forty-eight (48) inches or less if said fences or walls are within ten (10) feet of any public street except an alley.
4. The framework for newly constructed fences and walls shall face toward the builder's property, except where fences are jointly constructed.
5. All fences shall meet the vision control regulations in section VIII. A.

III. Screening Standards —Fences, Hedges, walls and Other Structures

1. Unless otherwise specified in this code, screening shall be required:
 - a. When commercial or industrial districts abut residential districts
 - b. For outdoor mechanical devices
 - c. For outdoor storage yards and areas
 - d. For trash receptacles
 - e. For multi-family developments
 - f. Parking areas with more than 2 off street spaces
2. Screening shall be 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. Trash receptacles. Trash receptacles shall be oriented away from adjacent buildings and shall be completely screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height.
4. Parking lots. Parking areas with more than 2 off street spaces shall be screened with an evergreen hedge or fence at least four (4) feet high. To the greatest extent practicable, such parking areas should be situated away from neighboring residential units and shall be located to the rear or side of the multi-family development. Parking areas with 5 or more spaces shall be landscaped and provide the required number of parking spaces in accordance with Section VIII of this Code.
5. The following screening standards shall apply:
 - a. 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.
 - b. 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.

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- c. A building permit is required for walls exceeding 6 feet in height, in conformance with the Uniform Building Code.
- 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 in section VIII.A. and provide for pedestrian circulation where required.

II. Design Standards and Guidelines

1. Purpose

The design standards in this section are intended to ensure that new development contributes to the overall livability of the community by:

- a. Preserving and enhancing the small town and historic character of the Coburg;
- b. Ensuring architectural compatibility
- c. Providing a physical setting that is safe and inviting for walking and other pedestrian activity;
- d. Promoting design that is aesthetically pleasing and consistent with the values of the community as expressed in the Comprehensive Plan.

2. Applicability

These standards apply to all new development and substantial improvements, unless otherwise stated within the Coburg Zoning Code. Substantial improvements shall include the following:

- a. Additions that consist of more than 33% of the total floor area of the primary structure and are visible from a public-right-of-way; or
- b. Additions that consist of more than 50% of the total floor area of the primary structure and are not visible from a public-right-of-way.

3. Standards and Guidelines

Terms used in this section are intended as follows:

- a. Purpose – The purpose statement explains the intent of the standard for use in interpretations and discretionary reviews where the standards are applied.
- b. Design Standard – The design standards are clear and objective standards that shall be applied during administrative and/or discretionary reviews.
- c. Design Guidelines – The design guidelines are encouraged but not required as part of administrative reviews. They may be required as part of discretionary reviews.

4. Single Family Detached, Manufactured, Single-Family Attached and Multi-Family Dwellings

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a. Front Porch

(1) Purpose

- (a) Together with street-facing window and the front door, front porches and deck connect the inside of the house with the outside of the house. Porches and decks, in the best examples, make “outside rooms” by extending the indoor living spaces.
- (b) Porches and decks enable residents to participate either actively or passively with activities on the street.
- (c) Porches and decks contribute to safety of the neighborhood by providing residents with a place to monitor activity on the street.

(2) Design Standard (minimum requirement)

- (a) Front porches must be oriented towards the street.
- (b) The minimum finished height of a front porch is 16” Above grade. The maximum-finished grade for an entry porch in a single-family residential zone is 3’-0” above grade.
- (c) The minimum roof pitch for a front porch is 3:12.
- (d) Porches and decks must be a minimum of 5’-0” wide.
- (e) Porches and decks need to be a minimum of 25 % of the length of the primary street facing façade.
- (f) All porch and deck columns must consist of a clear top, center, and bottom. Large rectilinear and round columns need to be a minimum of 8” wide. Groupings of smaller columns can be used to create a decorative columns post provided that the individual members are a minimum 4” x 4”.
- (g) Supporting porch and deck beams need to be the same size as the column or post.

(3) Design Guidelines

- (a) Supporting deck and porch beams are typically oversized. The height to width ratio of porch and deck beams should not exceed 1.5 (height) to 1 (width)
- (b) Porches more than 16 “ above grade should consider a hand rail from the top of the front porch to the first stair.
- (c) Tapered wood columns often exhibit a 2:1 ratio from the top of the column to the base of the column with the base of the column not exceeding 20”
- (d) Wider front porches are preferred for their ability to make comfortable spaces.
- (e) The use of a projecting wood cap or sill is encouraged at the base of the column.

b. Landscaping

(1) Purpose

- (a) Landscaping helps integrate the house with the lot.
- (b) Landscaping enhances the site through the careful placement of plantings and other landscape features
- (c) Landscaping helps create a transition between the street and the font door
- (d) Landscaping helps define neighboring property lines, outdoor sitting areas and recreational areas.
- (e) Landscaping helps screen/soften foundation walls

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(2) Design Standards

(a) Chain link fencing between the front façade and the street is prohibited

(3) Design Guidelines

- (a) Every effort should be made to incorporate plantings that are consistent with planting in the neighborhood
- (b) Clustering shrubs is preferred over linear plantings
- (c) Foundation walls greater than 12' high should be screened/softened with landscaping at a preferable rate of one gallon shrub for every three lineal feet of foundation
- (d) The planting of invasive species and/or nuisance plants, such as English Ivy, is discouraged
- ~~(e) Chain link fencing between the front façade and the street is discouraged.~~
- (f) Decorative fencing that is less than 3' high and no more than 50% site obscuring is encouraged within the front yard.

c. Vertical-Oriented Windows

(1) Purpose

- (a) The size, shape and location of doors and windows define the character and, in many instances, typology of the residence.
- (b) Windows provide light and air.
- (c) Windows and doors contribute to the "face" of the residence and the residences' sense of being inviting.

(2) Design Standard (minimum requirement along street-facing facades):

- (a) New houses, remodels and additions must incorporate windows that are 2:1
- (b) Windows are required in all street facing roof gables.

(3) Design Guidelines

- (a) Double hung windows are preferred
- (b) Two or more vertical windows can be grouped together to create a horizontal window. Windows units are allowed provided that they appear as a grouping of standard 2:1 windows.
- (c) The following window types and window elements are discouraged:
 - Mirror, reflective or opaque glass
 - Horizontal slider windows
- Arched windows

d. Doors (Main Entrance)

(1) Purpose

- (a) Ensure that the main entrance to the house is prominent (visible), interesting and

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inviting

(2) Design Standards

(a) Front doors shall face the street.

(3) Design Guidelines

(a) Transom windows are encouraged above street facing doors.

e. Roof Form / Roof Pitches

(1) Purpose

(a) Ensure that the roofs of new houses and additions are compatible with roofs found on houses in the core area, especially those houses on the historic registrar.

(2) Design Standard (minimum requirements):

- (a) The roof pitch of new houses and additions, including gable dormers must be a minimum of 6:12.
- (b) Dormers must include an operable window.
- (c) The pitch of the dormer must match the pitch of the larger roof.
- (d) New homes, especially on infill lots must incorporate roof forms that are compatible with roof forms, in the neighborhood. In the core area, roof forms and roof pitches must be compatible with homes on the historic register.
- (e) Additions must be compatible in size, scale and materials with the original edifice.
- (f) Roof eaves must be a minimum of 12.”
- (g) Shed roofs and shed roof dormers are prohibited from facing the street.
- (h) Skylights, solar panels and other types of equipment not inherent to the function of the roof are prohibited on the street facing façade.

(3) Design Guidelines

- (a) Repair and maintenance of original roof forms, especially in the core area should retain where possible the roof type, chimneys, cornices, parapets, pediments, friezes, exposed rafters and other details
- (b) Extending rooflines as is practiced on many of Coburg’s homes, contributes to the façade by bringing shadows and a sense of depth (relief) to the façade.

f. Materials

(1) Purpose

(a) Use materials and details that are compatible with Coburg’s historic homes.

(2) Design Standard (minimum requirements)

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- (a) Horizontal wood siding and wood shingles are the preferred exterior siding material. Composite Boards and cementitious boards are also allowed provided that they are paint grade quality.
- ~~(b) Prohibit The use of concrete and concrete block on foundation wall greater than 3'-0" tall is prohibited.~~
- (c) ~~Prohibit the~~ The use of vinyl siding, aluminum siding, T-111, EIFS, stucco, cinderblock, plastic and faux stone is prohibited on the front façade of the building.

g. Architectural Details and Trim

(1) Purpose

- (a) Architectural Details and Trim add interest to the house giving its sense of warmth and character.
- (b) Details and trim provide walls with shadows that give walls a sense of depth and permanence.

(2) Design Standard (minimum requirement):

- (a) Architectural Details and Trim
- (b) Trim is required along rooflines, porches, windows, and doors.
- (c) Door & Window trim must be: 5-1/2" minimum

- (d) Horizontal wood siding (preferred) and paint grade cementitious must be a minimum 3-1/2" wide.

(3) Design Guidelines

- (a) As a general rule details and trim should be incorporated (highlight) where vertical and horizontal surfaces meet- For example, where walls meet the roof or where two wall planes meet at a corner.
- (b) The following trim elements help to create a rich and visually interesting streetscape: corner boards, eave returns, sting course or other horizontal trim elements at the floor level, barge boards / raking cornice, projecting rafter tails, and decorative wood gable ends.
- (c) Residential details are typically found at the peak of the roof, the tops and bottoms of porch posts, porch railings and around windows and doors.

h. Garages

(1) Purpose

- (a) The focus on how garages are designed is intended to make sure that they do not become the primary element of the site or the house. Large, out of scale garages are not only unattractive but detract from the pedestrian realm by eliminating the physical and visual connection between activities in the house and activities on the street.

(2) Design Standards (minimum requirement)

- (a) The garage must not exceed 40% of the length of the street facing facade or 24', whichever is greater
- (b) The front of the garage must be a minimum of 5'-0" behind the primary facade.
- (c) Garage door can be no more than 150 square feet of the street facing façade

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- (3) Design Guidelines
 - (a) Garages with two separate garage doors are encouraged
 - (b) Garage doors with glazing are encouraged

i. Additions

- (1) Purpose
 - (a) Additions need to be respectful and compatible of the original façade, especially additions to historic home or to homes in historic districts.
- (2) Design Standard (minimum requirement)
 - (a) Additions should maintain the existing height to width ratios of building planes and sub-elements such as windows and doors
- (3) Design Guidelines
 - (a) Where possible additions should be limited to the rear and side yards.
 - (b) Where possible, original building entrances, front porch and projecting features such as a balconies, bays, and dormer windows must be retained

5. Design Standard Modification Process

- a. A modification to the design standards set forth in Article VIII.G.4 may be granted by the Planning Commission through a Type I Development Permit on the basis of the application, investigation and evidence submitted, that all of the following circumstances are found to exist:
 - (1) There is a demonstrable difficulty in meeting the specific requirements of the Single-Family Detached and Manufactured Dwelling Design Standards due to a unique or unusual aspect of the proposed use of a site;
 - (2) Approval of the modification will not substantially negatively impact adjacent properties;
 - (3) Approval of the modification is consistent with the stated Purpose of the Design Standards
 - (4) The modification requested is the minimum modification which would alleviate the identified difficulty.

6. Single Family Attached and Multi Family

- a. Multi-Family Dwelling Private open space standards. Private open space areas shall be required for ground-floor and upper-floor housing units based on all of the following standards:
 - (1) All ground-floor-housing units shall have front or rear patios or decks measuring at least 48 square feet. Ground floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);
 - (2) All upper-floor-housing units shall have balconies or porches measuring at least 36 square feet. Upper-floor housing means housing units which are more than 5 feet above the finished grade; and

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- (3) Private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, trash receptacles, parking and drives to the greatest extent practicable.
- b. Multi-Family Dwelling Storage Standards. If no garage is provided, each multi-family unit shall include an enclosed storage area sufficient to hold bicycles, yard equipment, etc:

THE FOLLOWING IS ARTICLE VIII, SECTION ~~HK~~.

K. Home Occupation Standards.

a. Appearance of Residence:

- (1) The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.
- (2) The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
- (3) The home occupation shall not violate any conditions of development approval (i.e., prior development permit approval).
- (4) No products and or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.

b. Storage:

- (1) Outside storage, visible from the public right-of-way or adjacent properties, is prohibited.
- (2) On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use is prohibited.
- (3) Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any approved structure.

c. Employees:

- (1) Other than family members residing within the dwelling located on the home occupation site, there shall be no more than one full time equivalent employee at the home occupation site at any given time. As used in this chapter, the term "home occupation site" means the lot on which the home occupation is conducted.
- (2) Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the home.
- (3) The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.

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- d. Advertising and Signs. Any signs shall comply with the Sign Ordinance.
- e. Vehicles, Parking and Traffic:
 - (1) One commercially licensed vehicle associated with the home occupation is allowed at the home occupation site. It shall be of a size that would not overhang into the public right-of-way when parked in the driveway or other location on the home occupation site.
 - (2) There shall be no more than three commercial vehicle deliveries to or from the home occupation site daily. There shall be no commercial vehicle deliveries during the hours of 7 p.m. to 7 a.m.
 - (3) There shall be no more than two-client or customer's vehicle at any one time and no more than eight per day at the home occupation site.
- f. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 7 a.m. to 7 p.m. only, subject Sections A and E, above.
- g. Prohibited Home Occupation Uses:
 - (1) Any activity that produces radio or TV interference, noise, glare, vibration, smoke or odor beyond allowable levels as determined by local, state or federal standards, or that can be detected beyond the property line is prohibited.
 - (2) Any activity involving on-site retail sales is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by home business are allowed subject to A-F, above.
 - (3) Any uses described in this section or uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke or vibration, such as:
 - (a) Ambulance service;
 - (b) Animal hospital, veterinary services, kennels or animal boarding;
 - (c) Auto and other vehicle repair, including auto painting;
 - (d) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on-site;
 - (e) Enforcement: The City Planning Director or designee may visit and inspect the site of home occupations in accordance with this chapter periodically to insure compliance with all applicable regulations, during normal business hours, and with reasonable

7. Commercial and Mixed Use

[to be prepared]

8. Industrial

[to be prepared]

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9. Misc.

- ~~a. Trash receptacles. Trash receptacles shall be oriented away from adjacent buildings and shall be completely screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height.~~
- ~~b. Parking lots. Parking areas with more than 2 off street spaces shall be screened with an evergreen hedge or fence at least four (4) feet high. To the greatest extent practicable, such parking areas should be situated away from neighboring residential units and shall be located to the rear or side of the multi family development. Parking areas with 5 or more spaces shall be landscaped and provide the required number of parking spaces in accordance with Section VIII of this Code.~~

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L. Wireless Communication Facilities Development Standards

1. Purpose and Intent - The purpose of this section is to establish standards that regulate the placement, appearance and impact of wireless communication facilities, while providing residents with the ability to access and adequately utilize the services that these facilities support.

Because of the physical characteristics of wireless communication facilities, the impact imposed by these facilities affect not only the neighboring residents, but the community as a whole.

The standards are intended to ensure that the visual and aesthetic impacts of wireless communication facilities are mitigated to the greatest extent possible, especially in or near residential areas.

2. Submittals - In addition to the submittals required in section **IX.3.**, the following items shall be provided as part of the application for a wireless communication facility.
 - a. A photo of each of the major components of a similar installation, including a photo montage of the overall facility as proposed.
 - b. Exterior elevations of the proposed wireless communication facility (min 1"=10').
 - c. A set of manufacturers specifications of the support structure, antennas, and accessory buildings with a listing of materials being proposed including colors of the exterior materials.
 - d. A site plan indicating all structures, land uses and zoning designation within 150 feet of the site boundaries, or 300 feet if the height of the structure is greater than 80 feet.
 - e. A map showing existing wireless communication facility sites operated by the applicant within a 5 mile radius of the proposed site.
 - f. A collocation feasibility study that adequately indicates collocation efforts were made and states the reasons collocation can or cannot occur.
 - g. A copy of the lease agreement for the proposed site showing that the agreement does not preclude collocation.
 - h. Documentation detailing the general capacity of the tower in terms of the number and type of antennas it is designed to accommodate.
 - i. Any other documentation the applicant feels is relevant to comply with the applicable design standards.
3. Design Standards - All wireless communication facilities shall be located, designed, constructed, treated and maintained in accordance with the following standards:
 - a. General Provisions

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- (1) All facilities shall be installed and maintained in compliance with the requirements of the Building Code. At the time of building permit application, written statements from the Federal Aviation Administration (FAA), the Aeronautics Section of the Oregon Department of Transportation, and the Federal Communication Commission that the proposed wireless communication facility complies with regulations administered by that agency, or that the facility is exempt from regulation.
- (2) All associated transmittal equipment must be housed in a building, above or below ground level, which must be designed and landscaped to achieve minimal visual impact with the surrounding environment.
- (3) Wireless communication facilities shall be exempted from height limitations imposed in each zoning district.**
- (4) WCF shall be installed at the minimum height and mass necessary for its intended use. A submittal verifying the proposed height and mass shall be prepared by a licensed engineer.
- (5) Signage for wireless communication facilities shall consist of a maximum of two non-illuminated signs, with a maximum of two square feet each stating the name of the facility operator and a contact phone number.
- (6) Applicant is required to remove all equipment and structures from the site and return the site to its original condition, or condition as approved by the Staff Advisor, if the facility is abandoned for a period greater than six months. Removal and restoration must occur within 90 days of the end of the six month period.

b. Preferred Designs

- (1) Where possible, the use of existing WCF sites for new installations shall be encouraged. Collocation of new facilities on existing facilities shall be the preferred option.
- (2) If (1) above is not feasible, WCF shall be attached to pre-existing structures, when feasible.
- (3) If (1) or (2) above are not feasible, alternative structures shall be used with design features that conceal, camouflage or mitigate the visual impacts created by the proposed WCF.
- (4) If (1), (2), or (3) listed above are not feasible, a monopole design shall be used with the attached antennas positioned in a vertical manner to lessens the visual impact compared to the antennas in a platform design. Platform designs shall be used only if it is shown that the use of an alternate attached antenna design is not feasible.

(5) Lattice towers are prohibited as freestanding wireless communication support structures.

c. Landscaping

The following standards apply to all WCF with any primary or accessory

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equipment located on the ground and visible from a residential use or the public right-of-way:

- (1) Vegetation and materials shall be selected and sited to produce a drought resistant landscaped area.
- (2) The perimeter of the WCF shall be enclosed with a security fence or wall. Such barriers shall be landscaped in a manner that provides a natural sight obscuring screen around the barrier to a minimum height of six feet.
- (3) The outer perimeter of the WCF shall have a 10 foot landscaped buffer zone.
- (4) The landscaped area shall be irrigated and maintained to provide for proper growth and health of the vegetation.
- (5) One tree shall be required per 20 feet of the landscape buffer zone to provide a continuous canopy around the perimeter of the WCF. Each tree shall have a caliper of 2 inches, measured at breast height, at the time of planting.

d. Visual Impacts

- (1) Antennas, if attached to a pre-existing or alternative structure shall be integrated into the existing building architecturally and, to the greatest extent possible, shall not exceed the height of the pre-existing or alternative structure.
- (2) Wireless communication facilities shall be located in the area of minimal visual impact within the site which will allow the facility to function consistent with its purpose.
- (3) Antennas, if attached to a pre-existing or alternative structure shall have a non-reflective finish and color that blends with the color and design of the structure to which it is attached.
- (4) WCF, in any zone, must be set back from any residential zone a distance equal to twice its overall height. The setback requirement may be reduced if, as determined by the Hearing Authority, it can be demonstrated through findings of fact that increased mitigation of visual impact can be achieved within of the setback area. Underground accessory equipment is not subject to the setback requirement.
- (5) Exterior lighting for a WCF is permitted only when required by a federal or state authority.
- (6) All wireless communication support structures must have a non-reflective finish and color that will mitigate visual impact, unless otherwise required by other government agencies.
- (7) Should it be deemed necessary by the Hearing Authority for the mitigation of visual impact of the WCF, additional design measures may be required. These may include, but are not limited to: additional camouflage materials and designs, facades, specific colors and materials, masking, shielding

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techniques.

e. Collocation standards

- (1) Each addition of an antenna to an existing WCF requires a building permit, unless the additional antenna increases the height of the facility more than ten feet.
- (2) Addition of antennas to an existing WCF that increases the overall height of the facility more than ten feet is subject to a site review."(ORD 2802, S3 1997)