

Table of Contents

DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCE

<u>Title</u>	<u>Page</u>
Chapter 1 Introductory and General Provisions	
Authority	1-1
Title	1-1
Purpose	1-1
Scope of Compliance	1-2
Use of a Development	1-2
Compliance Required	1-2
Compliance with Comprehensive Plan	1-3
Effect on Agreements Between Parties	1-3
Interpretation	1-3
Minor Text Corrections	1-3
Restrictiveness	1-4
Severability	1-5
Definitions	1-5
Chapter 2 Development Approval Procedures	
Purpose	2-1
Review Process	2-1
Coordination of Development Approval	2-1
Who May Apply	2-1
Pre-Application Conference	2-2
Application	2-3
Notice	2-7
Ministerial Actions of the Director	2-10
Administrative Action Procedure of the Director	2-10
Contents of Notice	2-11
Administrative Action Decisions of the Director	2-12
Notice of Administrative Decisions by the Director	2-14
Establishment of Party Status	2-15
Hearing Procedure	2-16
Official Notice	2-19
Record of Proceeding	2-19
Decision	2-19
Appeal from Decision of the Director	2-20
Review of Decision of Hearings Officer, Committee or Commission ..	2-22
Review by the Commission	2-23
Review by the Board	2-24
Permit Expiration Dates on Farm and Forest Land	2-27
Amendments to Land Use Actions	2-28

Chapter 3 Zoning

Articles

1	Introductory Provisions	
	Preface	3-1
	Zone Classifications	3-1
	Location of Zones	3-2
	Zoning Maps	3-2
	Amendment of Maps	3-2
	Location of Maps	3-2
	Interpretation of Zone Boundaries	3-2
	Overlay Districts	3-3
2	Timberland Resource (TR)	3-9
3	Exclusive Farm Use - Grazing (FG)	3-23
4	Exclusive Farm Use - Cropland (FC)	3-37
5	Farm Forest (FF)	3-51
6	Agriculture and Woodlot (AW)	3-64
7	Public Reserve (PR)	3-70
8	Rural Residential - 5 (5R)	3-73
9	Rural Residential - 2 (RR)	3-76
10	Rural Residential - 1 (1R)	3-80
11	Suburban Residential (RS)	3-83
12	Single-Family Residential (R-1)	3-87
13	Multiple Family Residential (R-2)	3-90
14	Residential - High Density and Professional Office (R-3)	3-93
15	Limited Commercial (C-1)	3-97
16	Tourist Commercial (CT)	3-99
17	Community Commercial (C-2)	3-102
18	General Commercial (C-3)	3-106
19A	Rural Service Center Commercial (CRS)	3-109
19B	Rural Community Commercial (CRC)	3-113
19C	Rural Commercial (CRE)	3-117
19D	Water-Oriented Tourist Commercial (WOCT)	3-121
19E	Water-Oriented Commercial Recreation (WOOCR)	3-125
19F	Marine Commercial (MC)	3-128
20	Light Industrial (M-1)	3-132
21	Medium Industrial (M-2)	3-135
22	Heavy Industrial (M-3)	3-138
23A	Rural Community Industrial (MRC)	3-140
23B	Rural Industrial (ME)	3-144
23C	Marine Industrial (MRI)	3-149
24	Estuarine Natural (EN)	3-153
25	Estuarine Conservation (EC)	3-156
26	Estuarine Development (ED)	3-160
27	Conservation Shorelands (CS)	3-165
28	Marine Rural (MR)	3-168

<u>Title</u>	<u>Page</u>
29 Water Impoundment (WI)	3-171

Overlays and Supplementary Provisions

30 Floodplain Overlay (FP)	3-173
31 Zero Lot Line Residential Development	3-189
32 Supplementary Provisions for Natural Resource Areas	3-195
Mineral Resources Overlay	3-195
Riparian Vegetation Corridor Overlay	3-196
Peripheral Big Game Habitat Overlay	3-196
Special Bird Habitat Overlay	3-197
Natural Area Overlay	3-198
Significant Wetlands Overlay	3-198
33 Beaches & Dunes Overlay (BD)	3-200
34 Shorelands Overlay (SO)	3-202
35 Supplementary Provisions	3-205
Similar Uses	3-205
Maintenance of Minimum Requirements	3-205
Exception to Yard Requirements	3-205
Exception to Height Requirements	3-206
Projections from Buildings	3-206
Temporary Real Estate Sales Office	3-206
Access onto County Roads	3-206
Coordination of Development Review	3-208
Access onto State Roads	3-208
Bicycle and Pedestrian Circulation	3-208
Internal Pedestrian Circulation	3-210
Off-Street Parking	3-210
Off-Street Loading	3-213
General Provisions - Off Street Parking and Loading	3-213
Resource Zone Road Improvements	3-215
Design Review Overlay (AC)	3-216
Cultural, Historic and Archeological Resources	3-217
Overlay (CHA)	
Geologic Hazards Overlay (GH)	3-217
Potential Water Impoundment Overlay (WO)	3-219
Dredge Material Disposal and Mitigation Site	3-219
Overlay (D/MO)	
Airport Impact Overlay (AIO)	3-220
North Umpqua Park or Public Recreation Area	3-221
Overlay (PO)	
Right-of-Way Protection Overlay (RW)	3-222
Exceptions Process Limited Use Overlay (EP)	3-224
Tsunami Inundation Overlay (TIO)	3-224
36 Supplementary Provisions - Estuarine and Shoreland Areas	3-227

Review Procedures

37	Nonconforming Use	3-236
	Sale or Transfer of Land to an Adjacent Owner	3-241
38	Zone Change	3-244
39	Conditional Use Review	3-246
40	Variances	3-249
41	Temporary Use Permit	3-251
42	Template Dwellings in the FF and AW Zones	3-254
43	Approval of Nonresource Dwellings in FG, FC or FF Zone ..	3-256
44	Division of Nonresource Lands in Designated	3-260
	Resource Areas	
45	Farm Related Dwellings in FG, FC and FF Zone	3-263
46	Administrative Variance - Temporary Use of Mobile Home ..	3-269
47	Administrative Variance - Minimum Parcel Size	3-270
48	Limited Maintenance and Repair Facility	3-273
49	Restricted Maintenance and Repair Facility	3-274
50	Destination Resort	3-275
51	Mobile Home Parks	3-286
	Subdivision of existing Mobile Home Park	3-290
52	Administration and Enforcement	3-298
53	Zoning Text Amendments	3-301

Chapter 4 Land Divisions

Purpose	4-1
Definitions	4-1
General Requirements	4-1
Conformity with the Comprehensive Plan	4-1
Conformity with Zoning Chapter	4-2
Relation to Adjoining Street System	4-2
Redevelopment Plan	4-2
Access for New Development	4-3
Street Right-of-Way Widths	4-7
Dead-End Streets	4-8
Streets Adjacent to Railroads, Freeways and Parkways	4-8
Alleys	4-8
Utility Easements	4-8
Blocks	4-8
Units of Land	4-9
Duplication of Names	4-10
Adjustment of Common Boundary Line	4-11
Lot Line Vacation	4-15
Preliminary Subdivision Plan Approval	4-16
Final Subdivision Plat Approval	4-20

<u>Title</u>	<u>Page</u>
Land Partitioning Approval	4-30
Clustered Land Development	4-38
Amendments to Preliminary Plans and Final Plats or Maps	4-41
Street Dedications and Private Road Approvals	4-42
Improvements	4-47
Public Streets and Roads, Design and Construction Standards	4-49
Special Improvement Standards for Subdivisions or Partitions Located In Rural Residential Areas	4-57
Private Roads	4-60
Construction Standards for Private Roads serving 15-50 parcels	4-67
Alternate Standards for specified streets in Tri City	4-71
Variances	4-72
Administrative Variances for Rural Road Standards	4-72
Penalty and Enforcement on Violation	4-73
Repeal and Transferal Provisions	4-73

Chapter 5 Planned Development

Purpose	5-1
Definitions	5-1
Process for Approval of a Planned Development	5-1
Permitted Uses Within a Planned Development	5-2
PD Preliminary Site Plan Approval	5-3
Development Standards for the PD Preliminary Site Plan	5-5
Residential Density	5-6
Building Spacing	5-6
Recreational Facilities	5-7
Open Space	5-7
Environmental Design	5-9
Traffic Circulation	5-9
Perimeter Design	5-10
Development Phasing	5-10
Duration of PD Preliminary Site Plan Approval	5-11
Extension of PD Preliminary Site Plan Approval	5-11
PD Final Site Plan Approval	5-11
Expiration of Final Site Plan Approval	5-14
Amendments to Approved Preliminary and Final Site Plans	5-14

Chapter 6 Quasi-Judicial Plan Amendment

Purpose	6-1
Initiation of Amendment	6-1
Application Dates	6-1
Fee	6-1
Application Form and Content, and Amendment Standards	6-2
Notice	6-3
Hearing	6-3
Decision	6-4

<u>Title</u>	<u>Page</u>
Board Action	6-4

Chapter 7 Addressing Program

Title	7-1
Purpose	7-1
Exceptions	7-1
Definitions	7-1
Duplication of Names	7-2
Existing Names	7-4
Designation of Streets	7-4
Numbering System	7-4
Private Streets or Roadways	7-5
Mobile Home Parks	7-5
Establishing the System	7-5
Display of Numbers	7-6
Street Signing	7-6
Review of Decision of the Director	7-6
Enforcement	7-6

Chapter 8 Citizen Involvement Program

Purpose	8-1
Committee for Citizen Involvement (CCI)	8-1
Creation of Planning Advisory Committees (PACs)	8-2
Membership Requirements	8-3
Applications and Appointments	8-3
Term of Appointment	8-4
Removal and Resignation	8-4
Liability	8-5
Duties, Responsibilities and Functions of PAC Members	8-5
Implementation Measures	8-8
Planning Director Responsibilities for Citizen Participation and Coordination	8-8

Chapter 9 Cultural and Historic Resources Conservation

Title	9-1
Purpose	9-1
Historic Resource Review Committee	9-1
Officers, Meetings, Rules, and Procedures	9-2
Functions, Powers and Duties	9-3
Historic Resource Register	9-5
Changes of the Historic Resource Register	9-5
Division of Nonresource Lands Containing Historic Dwelling	9-6
Alterations or Exterior Remodeling	9-7
Demolition	9-8

<u>Title</u>	<u>Page</u>
Historic Sites and Monuments	9-8
Signs and Plaques	9-9
Director's Responsibilities	9-9

Chapter 10 Real Property Compensation

Purpose	10-1
Definitions	10-1
Determination of Common Law Vested Right	10-1
Claim Filing and Review Procedures for New Claims	10-1
Review Process for New Claims filed under Section 10.035	10-5
County Planning Director Action on New Claims filed under Section 10.035	10-6
Board Review of New Claims Filed Under Section 10.035	10-7
Fees	10-8
Supplemental Property Development Standards for Residential Development	10-8
State Claims	10-8
Interpretation	10-8

Appendices

- A. Table of Amendments
- B. Fee Schedule