

Title 16

LAND DIVISION REGULATIONS

Chapters:

- 16.04 Title and Purpose
- 16.08 Planning Commission Authority
- 16.12 Tentative Subdivision Plans
- 16.16 Subdivision Final Plats
- 16.32 Land Partitions
- 16.36 Property Line Adjustments
- 16.40 Improvements
- 16.42 Definitions.
- 16.50 Validity, Variances and Enforcement

Ordinance History: #934, 1171, 1230, 1365, 1367,1471, 1487, 1504, 1546

Chapter 16.04

TITLE AND PURPOSE

Sections:

- 16.04.010 Title.
- 16.04.020 Purpose.

16.04.010 Title.

This title shall be known as the land division regulations of the city of Bandon, Oregon.

16.04.020 Purpose.

This title is enacted for the purpose of adopting land division regulations for the city and for the purpose of accomplishing the following objectives:

- A. Assist property owners in developing their property in an expeditious manner;
- B. Create better living conditions within new subdivisions and assure the provision of certain amenities;
- C. Simplify and make certain land descriptions;
- D. Extend necessary city streets, utilities and public areas without expensive land purchases;
- E. Enhance and secure property values in the subdivision and adjacent lands;
- F. Protect purchasers from unexpected assessments.

Chapter 16.08

PLANNING COMMISSION AUTHORITY

Sections:

16.08.010 Powers of the planning commission.

16.08.010 Powers of the planning commission.

- A. The planning commission is hereby designated as the approving agency with respect to subdivisions and partitions as provided by state law and in accordance with ORS 92.040.
- B. The planning commission shall have all the powers and duties with respect to tentative plans, and the procedure relating thereto, which are specified by law and this title.

CHAPTER 16.12

TENTATIVE SUBDIVISION PLANS

Sections:

- 16.12.020 Scope.
- 16.12.030 Definition.
- 16.12.040 Application conference.
- 16.12.060 Application requirements.
- 16.12.080 Additional requirements for commercial and industrial proposals.
- 16.12.100 Conversion plan requirement.
- 16.12.120 Preparation of tentative plan.
- 16.12.140 Determination of a complete application.
- 16.12.160 Referral for review.
- 16.12.180 Limited land use action.
- 16.12.200 Proposal presentation.
- 16.12.220 Burden of proof.
- 16.12.240 Criteria for approval.
- 16.12.260 Conditions and limitations.
- 16.12.280 Appeal.
- 16.12.300 Revised tentative plan.
- 16.12.320 Filing tentative plan.
- 16.12.340 Expiration of tentative plan.
- 16.12.360 Staged development.
- 16.12.400 Permit runs with land.

16.12.020 Scope.

This chapter is intended to provide for the orderly and efficient development of land within the city limits of Bandon. This chapter seeks to provide the framework within which development can occur which benefits the city, its residents and the developer.

16.12.030 Definition.

A land subdivision is the division of one lot into four or more lots or any division that will create a street. The land subdivision is used in situations where substantial engineering and improvement work will be needed. ORS Chapter 92 addresses the requirements for the surveying, recording, and monumenting of subdivisions, partitions and lot line adjustments.

16.12.040 Application conference.

The purpose of an application conference is to provide advice to prospective applicants regarding compliance with the purpose and requirements of this title, and to determine which application materials must be submitted to constitute a complete application. This conference shall be required prior to the submission of an application.

16.12.060 Application requirements.

All applicants shall submit to the city information and materials consistent with the requirements of this section. The planning director is empowered to waive the submission of any of the following application items, except filing fees, which are deemed unnecessary or inapplicable based on the nature, scope, and significance of the proposed project. Waiver of application items, if any, shall only occur following an application conference. If the planning director position is vacant, all application materials must be submitted.

A. Completed Application Form. The applicant must submit a completed application form signed by the owner of record of the real property covered by the application. If more than one ownership is involved, the applicant shall submit a signed notarized statement from each property

owner agreeing to participate in the project as a group. An application form may also be signed by the duly authorized representative of the owner of record if such authorization is evidenced by a properly executed power of attorney.

B. Tentative Subdivision Plan. The applicant shall submit fifteen (15) copies of the plan on sheets not less than eighteen (18) inches by twenty-four (24) inches at a scale of 1"=50' (one inch equals fifty feet) with the following information:

1. Proposed name and the title "tentative plan." The name shall not be similar to or pronounced the same as the name of any other subdivision in Coos County except as provided in ORS 92.090;
2. The name, address, and telephone number of property owner(s), preparer of plan, surveyor and engineers. The stamp of the registered Oregon professional surveyor shall also be clearly indicated, along with the date the plan was prepared;
3. Boundary lines (to scale) of the tract to be divided. This shall include section lines, corners, city boundaries, monuments and lot and block dimensions and other identifying numbers as deemed necessary. The plan shall also include a North arrow and the zoning of the subject and adjacent properties. Location by section, township, range and tax lot sufficient to define the location and boundaries of the proposed tract shall be called out in the title block;
4. A vicinity sketch shown on the plat at a small scale (i.e., 1" = 400' (one inch equals four hundred feet)) showing all existing and adjacent subdivisions, streets, tract lines of acreage parcels, names of the recorded owners of parcels of land immediately adjoining the land to be divided, including properties across a street, and between it and the nearest existing or proposed public road;
5. Topographic contour lines having the following minimum intervals:

Overall Site	Contour
<u>Elevation Difference</u>	<u>Interval</u>
0'- 25'	2'
26'- 50'	5'
51'+	10'

With slopes indicated as follows:
Slopes 12% (twelve percent) to 20% (twenty percent) light shading.
Slopes exceeding 20% (twenty percent) heavy shading.
6. The existing uses of the property including scaled location and present use of all existing structures with an indication as to whether they will remain on the property after platting. The accurate location and outline of the exterior walls of all existing (dotted line) buildings and structures, with the square footage, uses, and heights of each clearly noted.
7. The general type, size and location of existing (dotted line) and proposed (solid line) trees, shrubs and ground cover, including the location height, and type of trees having a diameter of one and one half inches or greater measured four feet above the base of the tree. Groups of three or more trees with a closed canopy may be indicated using scalloped lines
8. The accurate location, height and dimensions of all signs which are not to be attached to buildings.
9. Existing (dotted line) and proposed (solid line) exterior walls and fencing, including specification of construction materials and height.
10. The location and type of all exterior lighting.
11. The tentative plan shall conceptually illustrate the location of existing major site

features, including water courses, topography for sites having slopes in excess of five percent rock outcroppings, drainage swales, springs, woodlands, and other physical features which may influence future site layout and design. If there are any identified special or unusual seismic, soil or geologic conditions on the site, a written disclosure to that effect must accompany the application.

12. The existing drainage demonstrating disposition of storm water runoff and the direction of flow for the site. A drainage plan showing all proposed drainage ways, sized inlets, culverts, drainage lines, drainage easements, disposition of storm water runoff and approximate slopes of drainage channels to demonstrate adequate disposition of storm water runoff. A grading plan is required if more than one hundred (100) cubic yards of material will be disturbed. Include slope calculations, contours and erosion control.
13. The location and elevation of one hundred (100)-year flood plains, and all other areas subject to seasonal ponding.
14. The location of special setback lines along with the location, widths and purpose of all existing or proposed easements on or abutting the tract.
15. The location and size of all existing and proposed sanitary sewer mains, storm drains, water lines, fire hydrants, streetlights and irrigation canals on and within one-hundred (100) feet of the tract. Include wells, septic tanks, and drain fields, if applicable.
16. The location of waste handling facilities and outdoor storage areas, along with screening technique.
17. The typical cross-sections of proposed streets, showing all utility improvements proposed within the street right-of-way and adjacent easements at such scale to clearly show the details thereof.
18. Existing Transportation: Location, names, surface types, grades, pavement dimensions of public and private streets, pedestrian ways, driveways, alleys, any off-street parking, and rights-of-way on and abutting the tract. Source of datum shall be indicated on the plan and be acceptable to the review body.
19. Proposed Transportation: Location, names, surface types, grades, pavement dimensions of public and private streets, pedestrian ways, driveways, alleys, any off-street parking and rights-of-way on and providing service for the direct benefit of the proposed land division, including approximate radius of curves and grades. Include entry and exit points for motor vehicles and pedestrians using off-street parking areas, and internal circulation patterns, and location of any street plugs required to direct future street extensions.
20. A Future Transportation Plan: The pattern of future transportation routes from the boundaries of the proposed land division to include other tracts within two hundred (200) feet of the proposed land division and properties to each side of a proposed route which will primarily benefit the proposed subdivision.
 - a. A future transportation plan is not required for any portion of the area for which a proposed street layout has been established by a transportation system plan previously approved by the governing body.
 - b. The planning commission may adopt a future transportation plan submitted by an applicant, provided the transportation plan does not conflict with a transportation system plan previously approved by the governing body and contains only local streets.
 - c. If a future transportation plan submitted by an applicant does conflict with a

transportation system plan previously approved by the governing body or contains other than local streets, review and adoption of the future transportation plan by the city council will be required before a tentative plan can be approved.

21. The numbering, location, dimensions and lot sizes (in square feet or acres) of all proposed lots and blocks.
22. The building envelopes necessary to show compliance with other setback requirements. Approved building envelopes shall be enforceable and recorded as a supplement to the final plat and/or covenants, conditions and restrictions.
23. The locations of all areas to be dedicated or reserved for public use, with the purpose, condition or limitations of such reservations clearly indicated.

C. Development Schedule. The applicant shall submit a construction timeline schedule showing all major events. If the project is to be constructed in phases, a schedule shall be submitted for each phase. Areas designated for staged development shall be indicated on the tentative plan.

D. Deed Restrictions. The applicant shall submit a copy of any existing or proposed covenants, conditions and restrictions (CC&R's) which will be applicable to the subject property.

E. Photographs of Adjacent Building(s) or Structure(s) and the Site. The applicant shall submit photographs of all adjacent structures as well as photographs of the site.

F. Application Fee. The applicant shall pay an application fee for processing all applications. No part of any application fee is refundable. The amount for such fees shall be established by resolution of the city council.

G. Legal description of the property. The applicant shall submit a land division guarantee issued by a title insurance company in the name of the owner of the land showing all parties whose consent is necessary and their interest in the premises.

H. Supplemental Information. The applicant shall submit the following information:

1. Land use tabulation:
 - a. Total site area (acres).
 - b. Area dedicated to public right of way (acres).
 - c. Useable site area (Item a minus item b).
 - d. Density factor used (du/acre).
 - e. Maximum allowable dwelling units (du = item c times item d).
 - f. Actual dwelling units (du) total and per stage of development.
 - g. Area recreation/open space (acres and percent useable site).
2. If the subdivision proposal is adjacent to any resource land in the county, a written mitigation plan is required that describes buffering techniques that will be implemented.
3. A written disclosure to that effect that there are no special or unusual seismic, soil or geologic conditions on the site. If there are any such conditions, an engineer's report and recommendations as to mitigation of those concerns are required.
4. A written statement that there are no wetlands on the subject property. If, when compared to National Wetlands Inventory, Comprehensive Plan, and soils maps, there are any wetlands identified on or potentially impacted by the tentative plan

proposal, the Division of State Lands shall be notified at least sixty (60) days prior to any hearing.

5. A statement showing the source and availability of the municipal water supply, sanitary sewer, adequate drainage, public parks, schools, transportation facilities, and police and fire services.
6. A statement as to how the proposal satisfies all zoning requirements.

16.12.080 Additional requirements for commercial and industrial proposals.

For commercial and industrial land to be eligible for a subdivision, the applicant must submit a legitimate development proposal to substantiate the need for the subdivision and the ability of the resulting parcels to provide adequate off-street parking and loading. The applicant shall submit the following:

A. Parking Plan. A parking plan with adequate, convenient, well-marked and safely lighted off-street parking and bicycle parking. Include shade trees and landscaping to ameliorate the effect of paved areas. Access for persons with disabilities is required. Loading areas must be safely integrated.

B. Pedestrian Plan. A pedestrian circulation plan that provides adequate pedestrian access in the vicinity and within the project. The plan must provide hard surfaced, safely lighted walkways suitable for use by persons with disabilities.

C. Traffic Plan. A traffic plan that provides adequate vehicle circulation in the vicinity of and within the project. The traffic plan must coordinate internal and external transportation networks, including bikeways and mass transit to extent possible. Traffic noise must be minimized.

D. Loading Plan. A plan for loading dock or space that provides adequate room for safe truck backing and turning movements.

E. Public Safety Plan. A plan for minimizing the likelihood of criminal activity by eliminating areas that are neither clearly private nor clearly public and by using landscaping that allows maximum observation while providing desired aesthetics.

F. Perimeter Plan. A plan for the perimeter of the project to protect adjacent properties from noise, visual incompatibility, light glare, heat pumps, fans, or other potential nuisances. This may be accomplished through screening, setbacks, siting or other means.

16.12.100 Conversion plan requirement.

If the land being subdivided is only a part of the land owned or controlled by the applicant or if the land will have additional division potential after the current proposal is completed, the applicant must submit a conversion plan for the unsubdivided portion.

The conversion plan must provide all of the graphic information required for a land subdivision as found in Sections 16.12.06 (B) (2), (3), (5), (6), (11), (12), (13), (14), (18), and (19) above, based on the ultimate practical number of lots allowable under the zoning. The conversion plan must show the location and gradient of the streets and how they will connect to existing streets and streets proposed for the new subdivision. The conversion plan must show how the presently proposed division will be compatible with the allowable ultimate land division.

The conversion plan must be simultaneously recorded with the approved subdivision plat and shall be binding unless amended with the planning commission's approval.

16.12.120 Preparation of tentative plan.

The tentative plan must be prepared under the direction of a registered surveyor licensed by the state of Oregon.

16.12.140 Determination of a complete application.

The planning department will determine the completeness of the application within thirty (30) days of submission as required by ORS 227.178. If an application is incomplete, the city shall notify the applicant in writing of exactly what information is missing and allow the applicant to submit the missing information.

The applicant must submit all additional information one hundred and eighty (180) days from the date of initial submission. The application shall be deemed complete for purposes of this subsection upon receipt by the city of the missing information.

16.12.160 Referral for review.

On the same day the applicant submits the application to the city, the applicant must also mail or deliver copies of the tentative plan to each of the following:

- A. School district.
- B. Oregon Department of Transportation.
- C. Telephone, garbage, and cable TV utilities.
- D. County surveyor.
- E. Irrigation district if the property is within the district.
- F. Affected Governmental Agencies and special districts, and others, as determined by the planning director.

Any comments received will be included in the staff report as part of the official record and distributed to the review body.

16.12.180 Limited land use action.

Processing a land subdivision is a limited land use decision requiring discretionary decision-making. Subdivision approval shall be considered a "limited land use decision" and subject to the procedures established by ORS 197.195. Following review and a recommendation by the development review board, the planning commission shall approve, approve with condition(s), or deny the application based on the evidence and the application of the zoning ordinance criteria.

16.12.200 Proposal presentation.

The licensed professional who is retained by the applicant to prepare the application, including the tentative plan, should supervise the presentation of the proposal before the planning commission and must be available for questioning during the presentation.

16.12.220 Burden of proof.

The applicant must produce evidence which supports the requisite findings of compliance with all the standards and criteria applicable to subdivisions.

16.12.240 Criteria for approval.

The review body shall approve, approve with conditions or deny the request, based upon the following criteria:

- A. That the applicant has submitted all the information required by this chapter.
- B. That the project will maintain a high quality visual appearance.
- C. That the project will be compatible with the use or character of any adjacent resource land.
- D. That the project conforms to or minimally alters existing topographic features and seeks to preserve natural features. Development in areas adjacent to streams and those characterized by steep slopes has been limited to the extent necessary to minimize risk to acceptable levels as determined by the Bandon Comprehensive Plan, or where objective levels are not available, as determined by the planning commission.
- E. That the project identifies, preserves and protects natural wildlife habitats and wetlands.
- F. That the project demonstrates the adequate availability of the following:
 - 1. public sanitary sewers;
 - 2. storm drainage facilities;
 - 3. municipal water facilities;
 - 4. transportation facilities;
 - 5. electric service; and
 - 6. improved parks or recreation facilities.

Alternately, that the applicant agrees to provide, concurrent with the subdivision development, such improvements as would bring any inadequate facilities and services to the level necessary to accommodate the project.

G. That the project's proposed transportation plan affords the most economic, safe, efficient and least environmentally damaging circulation of people, goods, and information and layout of utilities and parking possible. If a future transportation plan is required, it shall be approved and adopted by the city council prior to submission of the tentative plan application.

H. That the project demonstrates that adjoining land under the same or separate ownership can either be developed or be provided access that will allow its development in accordance with the Bandon Comprehensive Plan and this code, and with the Coos County Comprehensive Plan and code, where applicable.

I. That the project complies with all design standards contained in this title and applicable portions of the comprehensive plan, this code, and state and federal laws.

J. That the project meets all the requirements of the zoning district in which the project is located.

16.12.260 Conditions and limitations.

In granting a tentative subdivision plan approval, the planning commission may impose such reasonable conditions or limitations as it deems necessary to assure compliance with all applicable criteria and standards, or state and federal laws. The planning commission may require dedication of land and easements and may specify conditions or modifications in the drawing to facilitate development, including but not limited to deed restrictions and constructed on-site and off-site improvements. All conditions of approval shall be satisfied prior to final plat approval unless otherwise specified by the planning commission.

16.12.280 Appeal.

The final action of the planning commission may be appealed in as provided in Chapter 17.124.

16.12.300 Revised tentative plan.

Prior to receiving a development permit for the tentative plan, the applicant shall submit a revised plan to the planning commission demonstrating compliance with the conditions of tentative approval. The planning commission may waive this requirement if no significant modifications are required. Any significant modifications must be approved by the planning commission.

16.12.320 Filing tentative plan.

After the tentative plan has been approved or approved as revised, two copies are to be indelibly inscribed with the approval date and a reference adequately directing the reader to any documents that describe conditions of approval. One copy of the inscribed tentative plan is to be given to the applicant and one copy is to be filed with the city planning department.

16.12.340 Expiration of tentative plan.

Within eighteen (18) months following the effective date of approval of a tentative plan, improvements must be completed and the final plat shall be submitted to the planning director and shall incorporate any modification or conditions required by the approval of the tentative plan. If the improvements have not been completed or the final plat has not been submitted for approval, then the tentative plan shall become null and void unless appropriate assurances (e.g. bonding) have been received by the city.

The planning commission may extend the validity for good cause, for up to one additional year. An extension must be applied for in writing before the original eighteen (18) months expire. Upon granting such an extension, the planning director shall make written findings that the facts upon which the approval was based have not changed to an extent sufficient to warrant taking the tentative plan back through the application process and that no other development approval would be affected.

16.12.360 Staged Development.

When an applicant desires to record and develop subdivision plats in stages, the commission may authorize a time for the submission of the final plat and development in various stages. The time period may exceed one year but in no case shall the total time period for all stages exceed five years without re-submission of the tentative plan application for review and approval. Each stage so platted and developed shall conform to the applicable requirements of this code. Stages platted after one year are subject to further review against current standards for compliance with modifications or any changes in the implementing regulations.

16.12.400 Permit runs with land.

A land subdivision development permit runs with the land and continues to be valid upon a change of ownership. However, if the city grants a land subdivision permit and the specified development is not effectuated as agreed, the land reverts to the original configuration and the permit is void.

Chapter 16.16

SUBDIVISION FINAL PLATS

Sections:

- 16.16.020 Scope.
- 16.16.040 Submittal time limit.
- 16.16.050 Implied subdivision plat approval.
- 16.16.060 Preparation of final plat.
- 16.16.080 Submittal of final plat.
- 16.16.100 Supplementary information.
- 16.16.140 Determining complete submittal and general conformance.
- 16.16.160 Action on final plat.
- 16.16.180 Criteria for approval.
- 16.16.200 Final action.
- 16.16.220 Appeal.
- 16.16.240 Signatures on final plat.
- 16.16.260 Filing an approved final plat.

16.16.280 Permit runs with land.

16.16.020 Scope.

The subdivision final plat is a document that provides information necessary to the legal description of land, easements, right-of-way, and other obligations. The final plat for a land subdivision must be approved by the city before it can be recorded by the county clerk. This assures that the subdivision is consistent with any conditions imposed at the tentative plan stage of planning.

16.16.040 Submittal time limit.

After resubmittal and acceptance of the corrected tentative plan and additional supplementary information, the final plat shall be prepared in compliance with the terms of its tentative plan approval. The subdivision final plat must be submitted not more than eighteen (18) months after the date the tentative plan was approved.

16.16.050 Implied subdivision plat approval.

A subdivision final plat must subsequently be approved if it conforms to the approved tentative plan, all conditions, and complies with all other city and state requirements.

16.16.060 Preparation of final plat.

The subdivision final plat must be prepared under the direction of, and bear the seal of, a licensed professional land surveyor. All subdivisions shall be surveyed by a registered professional land surveyor, setting lawfully approved monuments at all the parcel corners. If the surveyor finds a discrepancy in a previous survey, the discrepancy must be corrected as part of the subdivision process. Signatures of all property owners whose properties are altered by the subdivision must be included on the final plat.

16.16.080 Submittal of final plat.

At the time of submittal of the final plat, all required materials and required fees shall be accepted by the city prior to review of the final plat. The final plat shall be prepared under the supervision of a licensed professional land surveyor and contain the following information, along with any additional information required by Oregon Revised Statute Chapter 92, Section 209.250 and other applicable ORS statutes:

- A. The date, north arrow, and scale.
- B. Legal description of the tract boundaries.
- C. Name of the owner or owners, sub-dividers, and engineer or surveyor.
- D. Reference points of existing surveys identified, related to the plat by distances and bearings, and referenced to a field book or map as follows:
 - 1. Stakes, monuments, or other evidence found on the ground and used to determine the boundaries of the subdivision;
 - 2. Adjoining corners of adjoining subdivisions;
 - 3. City boundary lines when crossing or adjacent to the subdivision;
 - 4. Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this title.

E. The exact location and width of streets and easements intercepting the boundary of the tract.

F. Tract, block and lot or parcel boundary lines and street rights-of-way and center lines, with dimensions, bearings or deflection angles, radii, arcs, points or curvature, and tangent bearings. Approximate high water lines and high banks for any creek, lake or other body of water. Tract boundaries and street bearings shall be shown to the nearest thirty (30) seconds with bases of bearings. Distances shall be shown to the nearest 0.01 feet. No ditto marks shall be used.

G. The width of the portion of streets being dedicated and the width of existing right-of-way. For streets on a curvature which are being dedicated, curve data shall be based on the street centerline dimensions, the radius and central angle shall be indicated.

H. Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. New easements shall be referenced in the owner's certificates of dedication.

I. Lot numbers beginning with the number "1" and numbered consecutively.

J. The area of each lot or parcel which is one acre or larger to the nearest hundredth of an acre. If less than one acre, the area to the nearest square foot.

K. Block numbers in any addition in the subdivision of the same name shall be a continuation of the numbering in the original subdivision. No other block numbers shall be used.

L. Identification of land to be dedicated for any purpose, public or private, to distinguish it from lots or parcels intended for sale. The following phrasing shall be used when identifying open space dedications.

1. "Common open space" shall be used to identify those parcels of land created for the purpose of common ownership, enjoyment and maintenance by an approved Homeowners Association group or is listed as being held in common ownership, with appropriate deed restrictions and responsibilities, by owners of property within the subdivision.
2. "Public open space" shall be used when identifying those parcels of land dedicated in fee simple to the city of Bandon or Coos County for open space purposes.
3. "Open space" or "landscape easement" shall be used to identify that portion of a lot or lots that has established an open space or landscape easement agreement with the city of Bandon, or a homeowners association.

M. The following certificates which may be combined where appropriate:

1. A certificate signed and acknowledged by all parties having any proprietary interest in the land, consenting to the preparation and recording of the final plat;
2. A certificate signed and acknowledged as above, dedicating all lots for land shown on the final plat intended for the exclusive use of the owners in the subdivision, their licensees, visitors, tenants and servants;
3. A certificate conforming to ORS 92.060 through 92.070 with the seal and signature of the surveyor responsible for the survey and final plat;
4. A certificate or transfer deed signed by all parties having any proprietary interest in the land, dedicating to the public all streets and roads, without any reservation or restriction other than reversionary rights upon vacation of any such street or road,

- and easement for public utilities;
- 5. Other certifications now or hereafter required by law.

N. Statement of Water Rights: A statement of water rights noted on the subdivision plat together with the water rights certificate number, if applicable, per ORS 92.120 (5).

O. Plat Notes: The city may require, through the terms of approval, additional notes to be placed on the face of the plat including, but not limited to, restrictions, notices and special conditions which are peculiar to the subdivision. The city shall not require that the plat show graphically any information or requirement that is or may be subject to administrative change or variance.

16.16.100 Supplementary information.

The applicant must submit:

A. A subdivision guarantee issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises, and written documentation stating that all taxes and assessments are paid to date. The report must not be more than thirty (30) days old at the time it is submitted.

B. A copy of all final conditions, covenants and deed restrictions applicable to the subdivision.

C. A copy of any dedication agreement requiring separate documents.

D. Contracts with the private companies that will install public utilities and improvements.

E. Sheets and drawings showing the following:

1. Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners, and showing the error of closure, if any;
2. The computation of distances, angles, and courses shown on the plat;
3. Ties to existing monuments, proposed monuments, adjacent subdivision, street corners and street highway stationing;
4. One hundred (100) year floodplain designation, as applicable.

F. Building envelope and/or setback lines, if any, are to be made a part of the subdivision's deed restrictions.

G. Any and all instruments of improvement guarantees, including warranty bonds.

H. Payment of one hundred (100) percent of all outstanding inspection fees incurred by the city and bonding for one hundred (100) percent of all incomplete improvements and estimated inspection fees that are likely to be incurred by the city with any remaining work yet to be completed.

16.16.140 Determining complete submittal and general conformance.

Within 18 (eighteen) months of tentative plan approval, or not later than the extension date authorized by the planning commission, a final plat shall be submitted to the planning director for

review and processing. Within thirty (30) days of submission, the planning director shall determine whether or not the final plat generally conforms with the approved tentative plan and conforms with the applicable requirements of this code. If the planning director determines that generally the final plat fails to conform, or if the required supplemental information required in Section 16.16.10 is inadequate, then the applicant shall be advised and afforded an opportunity of up to thirty (30) days to make corrections.

16.16.160 Action on final plat.

Processing a subdivision final plat is an administrative action that does not require discretionary decision-making. The final plat and all required material is judged solely on its merits by the planning director. If the application fails to comply with all objective criteria, the subdivision final plat must be denied.

16.16.180 Criteria for approval.

The planning director shall approve or deny the request based upon the following criteria:

- A. The final plat is accompanied by all of the supplemental information asked for in this chapter.
- B. The layout shown on the subdivision plat conforms with the approved tentative plan and complies with all conditions of approval.
- C. The subdivision plat is technically correct.
- D. All required off-site and on-site improvements and other conditions of approval have been satisfied or guaranteed.
- E. The governing body has adopted any proposed future transportation plan.

16.16.200 Final action.

The planning director shall review the final plat and shall state findings to approve or deny the request. A denial of the final plat shall render the tentative plan void.

16.16.220 Appeal.

The final action of the planning director may be appealed as provided in Chapter 17.124.

16.16.240 Signatures on final plat.

Following the final action of approval by the planning director, the applicant shall obtain the following signatures on the original of the final plat:

- A. The county surveyor;
- B. The director of any special district shown on the final plat;
- C. The county assessor certifying that all taxes on the property have been paid or bonded for in accordance with state law;
- D. The city administrative services department certifying that all fees, charges, and special assessments on the property have been paid;

- E. Following A through D above, the planning director, or other officials as required by law;
- F. Following E above, the chairperson of the Bandon planning commission.

16.16.260 Filing an approved final plat.

After obtaining all required approvals and signatures, the developer shall:

A. Within thirty (30) days, file the plat with the county recorder. Failure to file within thirty (30) days will render the final plat null and void and will require re-submission of the tentative plan in the same manner as a new tentative plan.

B. File one print each of the approved and recorded plat with the city planning department and the city engineer.

16.16.280 Permit runs with land.

A subdivision final plat runs with the land and continues to be valid upon a change of ownership. However, if the city grants a subdivision plat and the specified development is not effectuated as agreed, within applicable time limits, the land reverts to the original configuration and the tentative plan and final plat approvals are rendered void.

CHAPTER 16.32

LAND PARTITIONS

Sections:

- 16.32.020 Scope.
- 16.32.030 Definition.
- 16.32.040 Application conference.
- 16.32.060 Application requirements.
- 16.32.080 Quasi-judicial/expedited action.
- 16.32.100 Conversion plan requirement.
- 16.32.120 Conversion plan content.
- 16.32.140 Justification for commercial division.
- 16.32.160 Mandatory street access.
- 16.32.180 Flag lot standards.
- 16.32.200 Approval criteria.
- 16.32.220 Conditions and limitations.
- 16.32.240 Partition plat.
- 16.32.260 Filing approved plat.
- 16.32.280 Permit runs with land.
- 16.32.300 Appeals.

16.32.020 Scope.

The land partition is used in situations where lot lines need to be changed or added. If a street is created, the action is considered to be a subdivision and subject to the requirements of Chapter 16.12.

16.32.030 Definition.

A land partition is the division of one lot into two or three lots within a period of one calendar year. This definition is subject to any exclusions provided for by state law.

16.32.040 Application conference.

Prior to filing an application, a prospective applicant shall hold an application conference with the planning director or his/her designee.

The purpose of an application conference is to provide advice to prospective applicants regarding compliance with the purpose and requirements of this title, and to determine which application materials must be submitted to constitute a complete application.

16.32.060 Application requirements.

All applicants shall submit to the city information and materials consistent with the requirements of this section. The planning department will determine the completeness of the application within thirty (30) days of submission as required by ORS 227.178. If an application is incomplete, the city shall notify the applicant in writing of exactly what information is missing and allow the applicant to submit the missing information.

The applicant must submit all additional information one hundred and eighty (180) days from the date of initial submission. The application shall be deemed complete for purposes of this subsection upon receipt by the city of the missing information.

A. Completed Application Form. A completed application form is one signed by the owner of record of the real property addressed by the application. If more than one ownership is involved, a signed notarized statement from each property owner agreeing to participate in the project as a group must be submitted. An application form may also be signed by the duly authorized representative of the owner of record if such authorization is evidenced by a properly executed power of attorney.

B. Site Plan. A site plan is required only to the extent necessary to adequately and reasonably permit findings that the provisions of this chapter have been met. The planning director is empowered to waive the submission of any of the following site plan items, which are deemed unnecessary or inapplicable based on the nature, scope and significance of the proposed project. Waiver of application items, if any, shall occur following an application conference. If the planning director position is vacant, all application materials must be submitted.

The applicant shall submit three copies of a site plan, accurately drawn to a scale of sufficient size to illustrate the following site plan details as determined to be required during the application conference and the review for completeness:

1. The location and dimension of property boundaries and the location, name, surface type, and width of public and private streets, pedestrian ways, driveways, and any off-street parking, along with a north point and indication of scale;
2. The accurate location and outline of the exterior walls of all existing buildings and structures, if any, with the square footage, uses, and heights of each clearly noted. Include setback dimensions for front, side and rear yards;
3. The site plan shall conceptually illustrate the location of existing major site features,

including water courses, topography for sites having slopes in excess of five percent, rock outcroppings, drainage swales, springs, woodlands and other physical features which may influence future site layout and design. If there are any identified special or unusual seismic, soil or geologic conditions on the site, a written disclosure to that effect must accompany the application.

4. Street light, fire hydrant, water, sanitary sewer and storm drain locations within one hundred (100) feet of the subject property. Show direction of flow for the site;
5. Wells, septic tanks and drainfields, if applicable;
6. Flood elevation of one hundred (100) year floodplain, if applicable;
7. Zoning, total land area, section lines, corners, city boundaries, monuments and lot and block dimensions and identifying numbers;
8. Location and purpose of easements, if applicable;
9. Title block with section, township and range; street address; title of proposal; names of applicant and owner; name and stamp of person preparing the plan (if applicable); and date of drawing.

C. Application Fee. An application fee for processing all applications shall be charged by the city. No part of any application fee is refundable. The amount for application fees shall be established by resolution of the city council.

D. Legal description of the existing property.

E. Vicinity Map. Mark the location of the proposal on the vicinity map available from the city offices.

F. Deed Restrictions. A copy of any covenants, conditions and restrictions applicable to the subject property.

If an application is incomplete, the city shall notify the applicant in writing of exactly what information is missing within thirty (30) days of receipt of the application and allow the applicant to submit the missing information. The applicant has one hundred and eighty (180) days from the date of initial submission to submit all additional information. The application shall be deemed complete for purposes of this subsection upon receipt by the city of the missing information.

16.32.080 Quasi-judicial/expedited action.

Processing a partition is subject to the expedited procedures put forth in ORS 197.360 except as noted below. A decision by the local governing body must be reached within sixty-three (63) days of receipt of a completed application based on whether it satisfies the substantive requirements of this title. Appeal procedures for expedited land divisions are contained in ORS 197.375.

Processing a commercial land partition proposal is a quasi-judicial action requiring discretionary decision-making. Commercial land partition approval is a land use decision and subject to the procedures established by ORS 197.763. Following review and recommendation by the development review board, the planning commission has the authority to base its decision on the evidence and interpretation of comprehensive plan and zoning ordinance criteria and standards.

16.32.100 Conversion plan requirement.

At the time an application is made to divide a parcel into any number of lots, a conversion plan must also be submitted, if the parcel will have additional division potential after the current

proposal is completed. The conversion plan must show how the parcel can be ultimately divided into the maximum practical number of lots allowed by the zoning.

16.32.120 Conversion plan content.

The conversion plan must provide all of the graphic information required for a land subdivision or a partition, as applicable, based on the ultimate number of lots allowable under the zoning. The conversion plan must show how the presently proposed division will be compatible with the allowable ultimate land division. The conversion plan must be simultaneously recorded with the approved partition plat and shall be binding unless amended with the planning commission's approval.

16.32.140 Justification for commercial division.

For commercial land to be eligible for a land partition, the applicant must submit a legitimate development proposal to substantiate the need for the partition and the ability of the resulting parcels to provide adequate off-street parking and loading. If the city grants the partition and the development is not effectuated to an agreed upon point of construction within one hundred and eighty (180) days, the land reverts to the original configuration.

16.32.160 Mandatory street access.

After partition, all resulting lots must directly access an open street with a minimum frontage dimension of forty (40) feet.

16.32.180 Flag lots standards.

A. A deep lot may be split into a front and rear lot, creating a maximum of one flag lot, if the original lot cannot be otherwise divided separately or in conjunction with adjoining lots.

B. Flag lots which would take access on an identified future or existing collector street shall not be allowed.

C. Flag lots which would take access on a local street shall only be allowed through the granting of a variance by the planning commission in conformance with Chapter 17.112. If granted, the divider shall recognize that the subject lots have no further division potential. In addition to variance approval and the requirements of this chapter, any flag lot shall meet the following standards:

1. The length, width and yard dimensions of each resulting lot must be at least the minimum required in the zoning district, with the front lot retaining a minimum lot depth of ninety (90) feet;
2. The rear lot must have an access to the street that is at least twenty-five (25) feet wide with twenty-five (25) feet of street frontage. The "flagpole" access must be conveyed with ownership of the rear lot and be an integral part of the rear lot;
3. The driveway access shall be improved to a permanent surface of asphaltic concrete, Portland cement, or gravel acceptable to the public works department with a minimum width of twelve (12) feet. Shared access agreements benefitting two adjacent parcels may be allowed where two accesses are less than fifty (50) feet apart or the resulting configuration of the lots permits shared access.

16.32.200 Approval criteria.

The application must meet all of the following objective criteria:

- A. The submission contains all of the information asked for in the application.
- B. The application does not violate any city or state regulations, including but not limited to lot configuration requirements, unimpeded drainage, accessibility by public utilities and vehicular/foot traffic and zoning requirements.
- C. The project is compatible and suitable within the context of its surroundings. This shall include, but not be limited to, consideration of human scale, street scape, landscaping, and any view shed, noise and lighting impacts.
- D. The development will be compatible with the use or character of any adjacent resource land.
- E. Development conforms to or minimally alters existing topographic features and seeks to preserve natural features. Development in areas adjacent to streams and those characterized by steep slopes has been limited to the extent necessary to minimize risk to acceptable levels as determined by the Bandon Comprehensive Plan, or where objective levels are not available, as determined by the planning commission.
- F. Natural wildlife habitats and wetlands have been identified, preserved and protected.
- G. Adjoining land under the same or separate ownership can either be developed or be provided access that will allow its development in accordance with the Bandon Comprehensive Plan and this code, and with the Coos County Comprehensive Plan and code, where applicable.
- H. The drawing is technically correct and the final partition plat conforms with the approved site plan.

16.32.220 Conditions and limitations.

In granting a partition, the planning commission may impose such reasonable conditions or limitations as it deems necessary to assure compliance with zoning ordinance criteria and standards. The planning commission may require dedication of land and easements, and may specify conditions or modifications in the drawing to facilitate development, including but not limited to deed restrictions and constructed improvements. Any conditioned changes shall be reviewed by the planning director or his/her designee, prior to recording the final partition plat.

16.32.240 Partition plat.

A partition plat conforming to all applicable provisions of ORS Chapter 92: Approval of Plans; ORS Chapter 209: County Surveyors; and other applicable ORS requirements must be prepared under the direction of, and bear the seal of, a licensed professional land surveyor. Prior to recording, the survey must be monumented. If the surveyor finds a discrepancy in a previous survey, the discrepancy must be corrected as part of the partition process. Signatures of all property owners whose properties are directly affected by the partition must be included on the application map.

16.32.260 Filing approved plat.

Within one hundred and eighty (180) days after the partition has been approved by the planning commission, all improvements must be completed and two blue-line copies of the indelibly inscribed and recorded partition plat, with the approval date and a reference adequately directing the reader to the file where conditions of approval are stored, are to be delivered to the city. If the improvements have not been completed or guaranteed or the two copies of the partition plat are

not submitted, then the partition shall become null and void. The planning commission may extend a partition approval for an additional period of up to one year. (Ord. 1471 (part), 2001)

16.32.280 Permit runs with land.

A land partition runs with the land and continues to be valid upon a change of ownership.

16.32.300 Appeals.

In the case of expedited partitions, appeals may be filed in accordance with the requirements of ORS 197.75. In the case of quasi-judicial action, appeals may be filed in accordance with the requirements of Chapter 17.124.

CHAPTER 16.36

PROPERTY LINE ADJUSTMENTS

Sections:

- 16.36.020 Scope.
- 16.36.040 Application conference.
- 16.36.060 Application requirements.
- 16.36.080 Administrative action.
- 16.36.140 Mandatory street access.
- 16.36.150 Flag lot standards.
- 16.36.160 Objective criteria.
- 16.36.180 Property line adjustment map.
- 16.36.200 Filing approved plat.
- 16.36.210 Appeals.
- 16.36.220 Permit runs with land.

16.36.020 Scope.

Lots created in years past may not meet modern land use needs. Consequently a method for adjusting the dividing lines between adjacent lots to improve usefulness is necessary. The city provides a way for unusable or poorly dimensioned lots to be reconfigured to meet modern land use standards.

A map of survey must be prepared as a part of the application process if the lot line(s) being moved require such a map, subject to the requirements of ORS 92.060.

16.36.040 Application conference.

Prior to filing an application, a prospective applicant shall hold an application conference with the planning director or his/her designee. The purpose of an application conference is to

provide advice to prospective applicants regarding compliance with the purpose and requirements of this title, and to determine which application materials must be submitted to constitute a complete application.

16.36.060 Application requirements.

All applicants shall submit to the city information and materials consistent with the requirements of this section.

A. Completed Application Form. A completed application form is one signed by the owner of record of the real property addressed in the application. If more than one ownership is involved, a signed notarized statement from each property owner agreeing to participate in the project as a group must be submitted. An application form may also be signed by the duly authorized representative of the owner of record if such authorization is evidenced by a properly executed power of attorney.

B. Site Plan. A site plan is required only to the extent necessary to adequately and reasonably permit findings that the provisions of this chapter have been met. The planning director is empowered to waive the submission of any of the following site plan items, which are deemed unnecessary or inapplicable based on the nature, scope and significance of the proposed project. Waiver of application items, if any, shall occur following an application conference. If the planning director position is vacant, all application materials must be submitted.

The applicant shall submit three copies of a site plan, accurately drawn to a scale of sufficient size to illustrate the following site plan details as determined to be required during the application conference and the review for completeness:

1. The location and dimension of property boundaries and the location, name, surface type and width of public and private streets, pedestrian ways, driveways and any off-street parking, along with a north point and indication of scale;
2. The accurate location and outline of the exterior walls of all existing buildings and structures, if any, with the square footage, uses and heights of each clearly noted. Include setback dimensions for front, side and rear yards;
3. The site plan shall conceptually illustrate the location of existing major site features, including water courses, topography for sites having slopes in excess of five percent, rock outcroppings, drainage swales, springs, woodlands, and other physical features which may influence future site layout and design. If there are any identified special or unusual seismic, soil or geologic conditions on the site, a written disclosure to that effect must accompany the application;
4. Street light, fire hydrant, water, sanitary sewer and storm drain locations within one hundred (100) feet of the subject property. Show direction of flow for the site;
5. Wells, septic tanks and drain fields, if applicable;
6. Flood elevation of one hundred (100)-year floodplain, if applicable;
7. Zoning, total land area; section lines, corners, city boundaries, monuments, and lot and block dimensions and identifying numbers;
8. Location and purpose of easements, if applicable;
9. Title block with section, township and range; street address; title of proposal; names of applicant and owner; name and stamp of person preparing the plan (if applicable); and date of drawing.

C. Application Fee. An application fee for processing all applications shall be charged by the

city. No part of any application fee is refundable. The amount for application fees shall be established by resolution of the city council. Fees shall not exceed the actual average cost of processing services incurred by the city.

D. Legal description of the existing property.

E. Vicinity map. Mark the location of the proposal on the vicinity map available from the city offices.

F. Deed Restrictions. A copy of any covenants, conditions, and restrictions applicable to the subject property.

If an application is incomplete, the city shall notify the applicant in writing of exactly what information is missing within thirty (30) days of receipt of the application and allow the applicant to submit the missing information. The applicant has one hundred and eighty (180) days from the date of initial submission to submit all additional information. The application shall be deemed complete for purposes of this subsection upon receipt by the city of the missing information.

16.36.080 Administrative action.

Processing a property line adjustment permit is an administrative action that does not require discretionary decision-making. The application is judged solely on its merits by the planning director after review by the development review board. If the application fails to comply with all objective criteria for a property line adjustment, the permit must be denied.

16.36.140 Mandatory street access.

After property line adjustment, all lots must directly access either an open street or an easement that benefited the subject property(s) prior to the property line adjustment. The resulting parcels must maintain forty (40) feet of frontage on the open street.

16.36.150 Flag lot standards.

A property line adjustment that creates a flag lot shall not be approved administratively and shall be applied for in the manner specified in Section 16.32.180.

16.36.160 Objective criteria.

The application must meet all of the following objective criteria:

A. The submission contains all of the information asked for in the application.

B. The application does not violate any city or state regulations, including but not limited to lot configuration requirements, unimpeded drainage, accessibility by public utilities and vehicular/foot traffic and zoning requirements.

C. The drawing is technically correct and the map of survey conforms with the approved site plan.)

16.36.180 Property line adjustment map.

The map of survey of the property line adjustment, conforming to applicable provisions of Oregon state law, must be prepared under the direction of, and bear the seal of, a licensed professional land surveyor who must certify the correctness of the survey of the lots being adjusted.

Prior to recording, the survey must be monumented if required. If the surveyor finds a discrepancy in a previous survey, the discrepancy must be corrected as part of the property line adjustment. Signatures of all property owners whose property lines are directly affected by the adjustment must be included on the map. The map shall contain a signature block for the planning director, whose signature shall be required prior to recording.

16.36.200 Filing approved plat.

Within one hundred and eighty (180) days after the map of survey has been approved, any improvements must be completed and two blueline copies of the indelibly inscribed and recorded map of survey with the approval date, are to be delivered to the city. If the improvements have not been completed or the two copies of the map of survey have not been submitted, the map of survey shall become null and void. The planning director may extend a property line adjustment permit for an additional period of up to one year.

16.36.210 Appeals.

Appeals may be made in accordance with the requirements of Chapter 17.124.

16.36.220 Permit runs with land.

A property line adjustment runs with the land and continues to be valid upon a change of ownership.

Chapter 16.40

IMPROVEMENTS

Sections:

- 16.40.010 Agreement for improvements.
- 16.40.020 Bond.
- 16.40.025 Guarantee.
- 16.40.030 Fees.
- 16.40.040 Principles of acceptability.
- 16.40.050 Streets.
- 16.40.060 Blocks.
- 16.40.070 Building sites.
- 16.40.080 Grading of building sites.
- 16.40.110 Land for public purposes.
- 16.40.120 Improvement procedures.
- 16.40.130 Specifications for improvement.
- 16.40.140 Improvements in developments.
- 16.40.160 Improvements on substantial developments.

16.40.010 Agreement for improvements.

Before approval of a subdivision final plat or partition map, the developer shall either install required improvements and repair existing streets and other public facilities damaged in the development of the property or execute and file with the city manager an agreement between himself or herself and the city, specifying the period within which required improvements and repairs shall be completed; and providing that, if the work is not completed within the period specified, the city may complete the work and recover the full cost and expense, together with court costs and attorney fees necessary to collect said amounts from the developer. The agreement shall also provide for reimbursement of the city for the cost of inspection by the city. In addition, no agreement for improvements shall be accepted until such time as seventy-five (75) percent of the required improvements are complete, as determined by the city. (

16.40.020 Bond.

A. To assure his or her full and faithful performance of the agreement for improvements, the developer shall file one of the following:

1. A surety bond executed by a surety company authorized to transact business in the state of Oregon in a form approved by the city attorney;
2. Cash;
3. Other financial security acceptable to the city.

B. Such assurance of full and faithful performance shall be for a sum approved by the city manager as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses, and to cover the cost of city inspection.

C. If the developer fails to carry out provisions of the agreement and the city has unreimbursed costs or expenses resulting from such failure, the city shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds cost and expense incurred by the city, it shall release the remainder. If the amount of the bond or cash deposit is less than the cost and expense incurred by the city, the developer shall be liable to the city for the difference.

16.40.025 Guarantee.

The developer shall guarantee all materials and equipment furnished and work performed against any defect in materials or workmanship which become evident within two years after the acceptance of the work by the city. A warranty bond or cash deposit shall be submitted to the city upon acceptance of the project and shall be in the amount equaling fifteen (15) percent of the value of the improvements. Said surety shall remain in full force and effect during the guaranty period and correction of any faulty work or materials shall be promptly executed by the developer, or, if corrected by the city, shall be the responsibility of the surety.

16.40.030 Fees.

All fees and costs associated with the design, installation, and inspection of the improvements shall be borne by the developer.

16.40.040 Principles of acceptability.

A development shall conform to all approved development plans, shall take into consideration all preliminary plans made in anticipation thereof and shall conform to the design standards established by this title as determined by the city.

16.40.050 Streets.

A. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets.

The street system shall assure an adequate traffic circulation with intersection angles, grades, tangents and curves appropriate for the traffic to be carried, considering the terrain. Where location is not shown in a development plan, the arrangement of streets shall either:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
2. Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

B. Minimum Right-of-Way and Roadway Width. Unless otherwise indicated on the development plan, the street right-of-way and roadway widths shall not be less than the minimum width adopted by council resolution.

Where conditions, particularly topography or the size and shape of the tract, make it impractical to otherwise provide buildable sites, narrower right-of-way may be accepted, ordinarily not less than fifty (50) feet. If necessary, slope easements may be required.

C. Reserve Strips. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land comprising such strips shall be placed within the jurisdiction of the city under conditions approved by the planning commission.

D. Alignment. As far as is practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall, wherever practical, leave a minimum distance of two hundred (200) feet between the center lines of streets having approximately the same direction, and in no case shall be less than one hundred twenty-five (125) feet.

E. Future Extensions of Streets. Where necessary to give access to or permit a satisfactory future division of adjoining land, or as identified in the Transportation System Plan, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extension.

F. Intersection Angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than eighty (80) degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least one hundred (100) feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least fifty (50) feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than eighty (80) degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of twenty-five (25) feet and maintain a uniform width between the roadway and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

G. Existing Streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way and improvements shall be provided at the time of the land division.

H. Half Street. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the other requirements of these regulations and when the planning commission finds it will be practical to require the dedication of the other half when the adjoining property is divided. Whenever a half street is adjacent to a tract to be divided, the other half of the street shall be provided within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

I. Cul-de-sac. A cul-de-sac shall be as short as possible and should have a maximum length of four hundred (400) feet and serve building sites for not more than eighteen (18) dwelling units. A cul-de-sac shall terminate with a circular or modified circular turnaround.

J. Street Names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names and numbers shall conform to the established pattern in the city and shall be subject to the approval of the planning commission.

K. Grades and Curves. Grades shall not exceed six percent on arterials, ten (10) percent on collector streets or twelve (12) percent on other streets. Center line radii or curves shall not be less than three hundred (300) feet on major arterials, two hundred (200) feet on secondary arterials or one hundred (100) feet on other streets, and shall be to an even ten (10) feet. Where existing conditions, particularly the topography, make it otherwise impractical to provide buildable sites, the planning commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope, preferably, of at least 0.5 percent.

L. Marginal Access Streets. Where a land division abuts or contains an existing or proposed arterial street, the planning commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a nonaccess reservation along the rear or side property line or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.

M. Alleys. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are approved by the planning commission. The corners of alley intersections shall have a radius of not less than twelve (12) feet.

16.40.060 Blocks.

A. General. The length, width and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

B. Size. No block shall be more than one thousand (1,000) feet in length between street corner lines unless it is adjacent to an arterial street or unless the topography or the location of adjoining streets justifies an exception. The recommended minimum length of blocks along an arterial street is one thousand eight hundred (1,800) feet. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.

C. Easements.

1. Utility Lines. Easements for sewers, water mains, electric lines or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot or parcel lines, except for utility pole tieback easements which may be reduced to six feet in width.
2. Watercourses. If tract is traversed by a watercourse, such as a drainage way, channel or stream, a storm water easement or drainage right-of-way conforming substantially with the line of the watercourse shall be provided. Additional width, and streets or parkways parallel to the major watercourses may also be required.
3. Pedestrian and Bicycle Ways. For public convenience, a pedestrian or bicycle way may be required to serve a cul-de-sac, to pass through an unusually long or oddly shaped block, or to facilitate public circulation. Planned pedestrian or bicycle ways as identified in the transportation system plan shall be required to be constructed as part of the subdivision or partition. (Ord. 1471 (part), 2001)

16.40.070 Building sites.

A. Size and Shape. The size, width, shape and orientation of building sites shall be appropriate for the location of the land division and for the type of development and use contemplated and shall be consistent with the residential lot size provisions of the zoning ordinance, with the following exceptions:

1. In areas that will not be served by a public sewer, minimum lot and parcel sized shall permit compliance with the requirements of the Department of Environmental Quality and shall take into consideration problems of sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tank.
2. Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the planning commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

B. Access. Except as set forth in Section 16.16.020, each lot and parcel shall abut a street other than an alley for a width of at least forty (40) feet.

C. Through Lots and Parcels. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten (10) feet wide and across which there shall be no right of access may be required along the line of building sites abutting such a traffic artery or other incompatible use.

D. Lot and Parcel Side Lines. The lines of lots and parcels, as far as is practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.

16.40.080 Grading of building sites.

Grading of building sites shall be minimized and shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

- A. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
- B. Fill slopes shall not be steeper than two feet horizontally to one foot vertically.
- C. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended and shall be determined by the city engineer.
- D. The developer shall obtain any permits required from the Department of Environmental Quality as relates to on-site erosion.

16.40.110 Land for public purposes.

A. When the city has an interest in acquiring a portion of a proposed subdivision for a public purpose, or when the city has been advised of such interest by a school district or other public agency and there is reasonable assurance that steps will be taken to acquire the land, then the

planning commission may require that those portions of the subdivision be reserved for public acquisition for a period not to exceed one year. The developer shall be required to grant a recordable option to the public agency involved providing for purchase within one year of the recording of the plat at a stated price not to exceed the value of the land prior to development.

B. Within or adjacent to a development, a parcel of land of not less than six percent of the gross area of the development shall be set aside and dedicated to the public by the developer. The parcel shall be approved by the planning commission as being suitable and adaptable for park and recreation uses. In the event no such area is suitable for park and recreation purposes, the developer shall, in lieu of setting aside land, pay into a public land fund a sum of money equal to the current real market value of the property x .06. The sums so contributed shall be used to aid in securing land or providing facilities for park and recreation purposes within the city. If the nature of the subdivision is such that over thirty-four (34) percent of the tract to be subdivided is being dedicated to the public for streets, the requirements of this section shall be reduced so that the total obligation of the subdivider does not exceed over forty (40) percent.

16.40.120 Improvement procedures.

In addition to other requirements, improvements installed by a land divider, either as a requirement of these regulations or at his or her own option, shall conform to the requirements of this title and improvements standards and specifications followed by the city, and shall be installed in accordance with the following procedure:

A. Improvement work shall not commence until plans have been checked for adequacy and approved by the city. To the extent necessary for evaluation of the proposal, the plans may be required before approval of the tentative plan of a subdivision or partition.

B. Improvement work shall not commence until after the city is notified, and if work is discontinued for any reason, it shall not be resumed until after the city is notified.

C. Improvements shall be constructed under the supervision of the developer's licensed engineer. The developer's engineer shall certify, in writing, all improvements upon completion. The city engineer shall conduct inspections of improvements as required during the final stages of construction. The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change. Such changes shall be reviewed and approved by the city engineer prior to construction.

D. Underground utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed on each parcel, obviating the necessity for disturbing the street improvements when service connections are made.

E. A map showing public improvements as build shall be filed with the city upon completion of the improvements.

16.40.130 Specifications for improvements.

The city engineer shall prepare and submit to the city council specifications to supplement the standards of the title based on engineering standards appropriate for the improvements concerned. Specifications shall be prepared for the design and construction of required public improvements, such other public facilities as a developer may elect to install, and private streets.

16.40.140 Improvements in developments.

The following improvements shall be installed at the expense of the developer and at the time of development.

A. Streets. Public streets, including alleys within the development and public streets adjacent but only partially within the sub-division, shall be improved. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways. Upon completion of the street improvement, monuments shall be reestablished and protected in monument boxes at every public street intersection and all points of curvature and points of tangency of their center lines.

B. Surface Drainage and Storm Sewer Systems. Drainage facilities shall be provided within the development to connect development drainage to drainage ways or storm sewers outside the development. Design of drainage within the development shall comply with the adopted storm water drainage plan and shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the development and to allow extension of the system to serve such areas.

C. Sanitary Sewers. Sanitary sewers shall be installed to serve the development and to connect the development to existing mains in accordance with the city's sanitary sewer master plan. In the event it is impractical to connect the development to the city trunk system, the planning commission may authorize the use of septic tanks if lot areas are adequate considering connection to a sewage disposal system are installed and sealed. Design by the developer's engineer shall take into account the capacity and grade to allow for desirable extension beyond the development.

D. Water System. Water lines and fire hydrants serving each building site in the development and connecting the development to city mains shall be installed in accordance with the approved engineering design. The developer's engineered design shall take into account provisions for extension beyond the development and, if possible, to adequately grid or loop the city system.

E. Sidewalks. Sidewalks shall be installed in accordance with the transportation system plan and the construction typicals adopted by council resolution.

F. Bicycle Routes. The planning commission may require the installation of bicycle lanes within streets or separate bike paths if the development would be an extension of existing or planned bike routes.

G. Street Name Signs. Street name signs shall be installed at all street intersections.

H. Street Lights. Street lights shall be installed as required and served from an underground electric source.

I. Other. The developer shall make necessary arrangements with utility companies or other persons or corporations for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

16.40.160 Improvements on substantial developments.

A. Purpose. This section established and confirms standards for the development of commercial developments which substantially impact city services. These regulations are needed to assure consistent and equal treatment of developers of certain commercial developments and to provide for coordination of proposed developments with city comprehensive plans, implementing ordinances and city standards, criteria and guidelines. The overall purpose is to require that those developments which substantially impact the services shall pay their fair share.

B. Street Standards. Any development which contains buildings or structures or a combination of both which totals more than ten thousand (10,000) square feet on one or more contiguous parcels of land shall be required to improve or construct the abutting streets to city standards.

C. Water System Standards. Any buildings or structures in a commercial development which require a fire sprinkler system shall be required to construct or reconstruct the development's water system to assure adequate water flow as determined by the fire chief.

D. Extensions. Any commercial development which requires the extension of water, street, sewer or storm drain facilities shall pay the cost of construction for the facilities required to service the development.

E. Variances. Variance procedures and standards for this section shall be those as set out in Title 17, now and as amended.

Chapter 16.42

DEFINITIONS

Sections:

16.42.010 Definitions.

16.42.010 Definitions.

As used in Title 16 and Title 17, the masculine includes the feminine and neuter and the singular includes the plural. The following words and phrases, unless the context otherwise requires, shall mean:

"Abutting" means sharing a common property line. It shall include the term adjoining.

"Access" means a legally and physically defined area available and practical for motor vehicle ingress and egress to a parcel or lot. In determining practicality, the topography, drainage, potential for erosion and other factors may be considered.

"Access easement" means an easement recorded for the purpose of providing vehicle, bicycle and/or pedestrian access from a public street to a parcel across intervening property under separate ownership from the parcel being provided access.

"Access management" means the control of street (or highway) access for the purpose of improving and/or maintaining the efficiency, safety and/or operation of the roadway for vehicles; may include prohibiting, closing or limiting direct vehicle access to a roadway from abutting properties, either with physical barriers (curbs, medians, etc.) or by land dedication or easement.

"Accessible" means approachable and useable by people with disabilities. Complies with the Americans With Disabilities Act.

"Accessory dwelling (attached, separate cottage, or above detached garage)" means an accessory dwelling is a small, secondary housing unit on a single family lot, usually the size of a studio apartment. The additional unit can be a detached cottage, a unit attached to a garage or in a portion of an existing house.

"Accessory structure or use" means a structure or use incidental and subordinate to the main use of the property and which is located on the same lot with the main use.

"Adjacent" means parcels or lots located directly across a street right-of-way.

"Adult foster home" means any family home or facility in which residential care is provided in a homelike environment for five or fewer adults who are not related to the provider by blood or marriage which must be inspected and licensed by the state of Oregon.

"Adverse impact" means negative affect of development that can be measured (e.g., noise, air pollution, vibration, dust, etc.).

"Affordable" means housing affordable to a certain percentage of the population earning a specified level of income and spending no more than the U. S. Department of Housing and Urban Development percentage of their income on housing expenses. For more information, refer to the Federal Department of Housing and Urban Development and the Oregon Department of Housing and Community Services.

"Alley" means a narrow street through a block primarily for vehicular service access or utilities to the back or side of properties otherwise abutting on another street.

"Ambient" means something that surrounds, or is in the background, such as the level of light, dust or noise.

"Arcade" an arched or covered passageway; often along building fronts or between streets.

"Application" means an application for a Development Permit.

"Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

"Arterial" means a vehicular right-of-way whose primary function is to carry through-traffic in a continuous route across an urban area while also providing some access to abutting land.

"Articulate/articulation" means the jointing and interrelating of building spaces through offsets, projections, overhangs, extensions and similar features.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, i.e., the one hundred (100) year flood.

"Base flood elevation" means the crest elevation, in relation to mean sea level, expected to be reached by the base flood, also known as the regulatory flood elevation.

"Bed and breakfast (B&B)" means an accessory use of a single-family dwelling for the lodging of guests for compensation. B&B's shall contain no more than two bedrooms for sleeping quarters for the guests, and the breakfast shall be included in the fee and available to the guests in a common area. This use shall be operated primarily by members of the resident family. There may be no other conditional uses or home occupations conducted at the same time at a site designated as a B&B. Two parking spaces must be provided on the property in addition to the spaces required for the main use. Each unit including the resident family's unit shall require one thousand eight hundred (1,800) square feet of lot area. For the purposes of this definition, the family living quarters shall be considered one unit regardless of the number of bedrooms in the family quarters.

"Bed and breakfast inn (B&B inn)" means a structure that retains the characteristics of a single-family residence and is compatible with the surrounding structures, which offers for compensation more than two but not more than eight bedroom units for sleeping quarters to guests and is licensed by the state of Oregon under OAR Sections 333-170-0000 through 333-170-0130, and where breakfast is included in the fee and available to the guests in a common area. This use shall be operated primarily by the resident family. In addition to the two parking spaces required for the resident use of the facility, one space shall be required for each B&B unit plus one space for each outside employee. Each unit including the resident family's unit shall require one thousand eight hundred (1,800) square feet of lot area. For the purposes of this definition, the family living quarters shall be considered one unit regardless of the number of bedrooms in the family quarters. B&B inn sites shall be considered residential sites subject to provisions of this title except as specifically modified in this definition.

"Berm" means a small rise or hill in a landscape which is intended to buffer or visually screen certain developments.

"Beveled building corner" means a rounded or flat edge on a building, usually at a street corner; may include an entrance, windows, pillars or other architectural details and ornamentation.

"Bikeway" means any road, path or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

"Block" means a parcel of land or group of lots bounded by intersecting streets.

"Board" means the architectural review board.

"Bollard" means a post of metal, wood or masonry that is used to separate or direct traffic (vehicles, pedestrians and/or bicycles). Bollards are usually decorative, and may contain sidewalk or pathway lighting.

"Boulevard" means a street with broad open space areas; typically with planted medians.

"Building" means a structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind, but not including swimming pools, fences and patios.

"Building footprint" means the outline of a building, as measured around its foundation.

"Building mass" means the aggregate size of a building, or the total height, width and depth of all its parts.

"Building pad" means a vacant building site on a lot with other building sites.

"Building scale" means the dimensional relationship of a building and its component parts to other buildings.

"Bulkhead" means the wall below ground-floor windows on a building (i.e., may be differentiated from other walls by using different materials or detailing).

"Business" means a commercial or industrial enterprise.

"Business office" means the office of an enterprise in providing services for a fee.

"Capacity" means a maximum holding or service ability, as used for transportation, utilities, parks and other public facilities.

"Centerline radius" means the radius of a centerline of a street right-of-way.

"Child care center, family child care" means facilities that provide care and supervision of minor children for periods of less than twenty-four (24) hours. "Family child care providers" provide care for not more than twelve (12) children in a home. See also, ORS 657A for certification requirements.

"City" means the city of Bandon, Oregon.

"Clear and objective" relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

"COA" means certificate of appropriateness.

"Collector" means a street that carries traffic between urban arterials and local streets and provides access to abutting properties.

"Commercial" means land use involving buying/selling of goods or services as the primary activity.

"Commission" means the planning commission of the city.

"Common area" means land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by homeowners associations).

"Conditional use" means a use which requires a conditional use permit.

"Condominium" means a building, or group of buildings, in which dwelling units, offices or floor area are owned individually, and the structures, common areas and facilities are owned by all the owners of a proportional, undivided basis.

"Condominium association" means the community association that administers and maintains the common property and common elements of a condominium.

"Condominium hotel" means a building constructed, maintained, operated and managed as a hotel in which each room is individually owned and in which some or all of the rooms are available for rent, sublet or lease and where the structure, common areas and facilities are owned by all the owners on a proportional, individual basis.

"Consensus" means collective agreement, consent or opinion among participants.

"Conservation easement" means an easement that protects identified conservation values of the land, such as wetlands, wood-lands, significant trees, floodplains, wildlife habitat, and similar resources.

"Contiguous" mean lots, parcels, or lots and parcels that have a common boundary. "Contiguous" includes, but is not limited to, lots, parcels or lots and parcels separated only by an alley, street or other right of way or flagpole. Lots or parcels are not contiguous if their common boundary is an arterial or collector street.

"Corner radius" means the radius of a street corner, as measured around the curb or edge of pavement.

"Cornice" means the projecting horizontal element that tops a wall or flat roof.

"Cottage" means a small house that may be used as an accessory dwelling.

"Council" means the city council of the city.

"Courtyard" means a court or enclosure adjacent to a building, which usually provides amenities such as gardens, planters, seating or art.

"Cul-de-sac" means a local street having only one outlet with a turnaround at the opposite end, and which is not intended to be extended or continued.

"Curb cut" means a driveway opening where a curb is provided along a street.

"Day care" means the act of caring for another person's children at a site, usually, but not always, for a fee.

"Day care (family day care provider)" applies only to any family day care provider who provides care in the home of the provider to fewer than thirteen (13) children, including the children of the provider, regardless of full-time or part-time status. Such use shall be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for a single-family dwellings in the same zone.

"Deciduous" means tree or shrub that sheds its leaves seasonally.

"Deck" means a flat, floored, roofless structure, generally elevated above ground level, connected to or adjoining a building.

"Dedication" means the designation of land by its owner for any public use as shown on a subdivision plat or deed. The term may also be used for dedications to a private homeowners association.

"Density" means a measurement of the number of dwelling units in relationship to a specified amount of land. As used in this code, density does not include land devoted to street right-of-way. Density is a measurement used generally for residential uses.

"Density bonus" means an increase in the number of dwelling units per acre permitted in a planned unit development as an incentive for exceptionally good design or reasons as specified by ordinance.

"Density transfer" means a measurement of the average density of housing in a parcel. For example, on a four-acre site, if the normal density allowed is eight dwellings per acre, the total allowed would be thirty-two (32) dwellings. A proposed siting might be to erect these dwellings in a cluster or clusters for some justifiable reason, rather than have each dwelling occupy its own five thousand six hundred (5,600) square foot lot.

"Developable" means a buildable land, as identified in the city's buildable land inventory. Includes both vacant land and land that can be redeveloped.

"Developer" means a person or other legal entity who subdivides or partitions land, or constructs on more than one parcel of land.

"Development" means any manmade change to improved or unimproved tracts of land, including, but not limited to, construction of buildings or other structures, mining dredging, filling, grading, paving, excavation or drilling operations located within the area. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or landscapes.

"Development permit" means any permit or authorization issued by the city as a pre-requisite for undertaking any development. It includes permits and authorizations customarily known as certificates of appropriateness, building permits, zoning compliances, variances, conditional use permits, street plans, plat approvals, subdivision or planned unit development permits.

"Development review board" means a review body comprised of city departments which reviews applications and makes recommendations to the decision-making body.

"Director" means the planning director of the city of Bandon, or a designee.

"Divide" means to separate land into two or more parcels or lots for the purpose of transferring a substantial interest in land.

"Division" means the act or process of dividing land or a tract that has been divided.

"Discretionary" describes a permit action or decision that involves substantial judgment or discretion.

"Double frontage" means a term used to describe a lot or parcel which has road access and frontage at each end. Corner lots are not considered to have double frontage unless they front roads on three sides. Alley access is not considered "frontage" in this definition.

"Drip-line" means an imaginary line around a tree or shrub at a distance from the trunk equivalent to the canopy (leaf and branch) spread.

"Drive lane/travel lane" means an improved driving surface for one line of vehicles traveling in the same direction.

"Drive-up uses" means any establishment which by design, physical facilities, service or by packaging procedures encourages or permits customers to receive or obtain goods while remaining in their motor vehicles. Drive-up uses shall not include service or gas stations.

"Driveway" means areas that provide vehicular access to a site, except for public and private streets. A driveway begins at the pro-property line and extends into the site. Driveways do not include parking, maneuvering or circulation areas in parking space areas.

"Driveway apron/approach" means the edge of a driveway where it abuts a public right-of-way; usually constructed of concrete or asphalt.

"Duplex" means a building with two attached housing units on one lot or parcel.

"Dwelling" means a building, or portion thereof, designed or used for human occupancy as a residence for one or more persons, not including vehicles, travel trailers or recreational/camping vehicles.

"Dwelling, attached" means a one-family dwelling attached to two or more one-family dwellings by common vertical walls.

"Dwelling, detached" means a dwelling that is not attached to any other dwelling by any means. The detached dwelling does not have any roof, wall or floor in common with any other dwelling unit.

"Dwelling, seasonal" means a dwelling unit not used as a principal residence that may be occupied weekends and for brief periods during the year.

"Dwelling, single-family detached" means a building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards.

"Dwelling, single-family semidetached" means a one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot. The semidetached dwelling is most commonly a two-family structure with the dwelling units side by side as opposed to one on top of the other. A semidetached dwelling also could be the end unit of a townhouse row, a patio house or a variety of zero lot line houses.

"Dwelling, townhouse" means a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

"Dwelling, triplex" means a building containing three dwelling units, each of which has direct access to the outside or to a common hall.

"Dwelling, two-family" means a building on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

"Dwelling unit" means a living facility that includes provisions for sleeping, eating, cooking and sanitation, as required by the Uniform Building Code, for not more than one family, or a congregate residence for ten (10) or fewer persons. (UBC 205)

"Easement" means a right of usage of real property granted by an owner to the city, the public or to specific persons, firms, and corporations.

"Elevation" refers to a building face, or scaled drawing of the same, from grade to roof ridgeline.

"Environmentally sensitive areas" see "sensitive lands."

"Evidence" means application materials, plans, data, testimony and other factual information used to demonstrate compliance or non-compliance with a code standard or criterion.

"Family" means an individual or two or more persons related by blood, marriage, legal adoption or guardianship, living together in a dwelling unit in which board and logging may also be provided for no more than four additional persons, excluding servants; or a group of not more than five persons who need not be related by blood, marriage, legal adoption or guardianship living together in a dwelling unit.

"Family day care" see "child care facilities."

"Farming" or "farm use" means the use of land for raising and harvesting of crops, or for feeding, breeding and management of livestock, dairying or any other agricultural or horticultural use, or any combination thereof, including the preparation of the products raised on the premises for man's use and disposal by marketing or otherwise.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

"Finished Grade" means the level of the ground after alteration as approved by the Planning Commission or City Council.

"Fire apparatus lane" also known as a fire lane, an area which must be preserved for the ingress, egress, and operation of fire apparatus.

"Flag lot" means a lot that is mostly separated from the street, located behind another lot, and connected to the street by an extension of land that reaches to the street.

"Flag pole" means the long, narrow portion of a flag lot that connects the back portion of the lot to the street.

"Flood or flooding" means a general temporary condition or partial or complete inundation of normally dry land areas from 1) The overflow of inland waters, and/or 2) The unusual and rapid accumulation of runoff of surface waters from any source.

"Flood hazard boundary map" means an official map of a community issued by the Federal Emergency Management Agency (FEMA) where the boundaries of the flood, mudslide (i.e. mudflow), and related erosion areas having hazards have been designated.

"Flood insurance" means the insurance coverage provided under the federal flood insurance program.

"Flood insurance rate map (FIRM)" means an official map of a community on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.

"Flood plain, one hundred (100) year" means the land within the city subject to a one percent chance of flooding in any given year, including the flood way and flood way fringe.

"Flood prone" means areas likely to be flooded by virtue of their location adjoining a river, stream or other water course or water body to the extent where the level of hazard exceeds acceptable designated floodplain, flood way and approximate method floodplain, torrential flood hazard area identified by the Department of Geology and Mineral Industries, and other areas both within or outside of FEMA mapped areas which are either known to be flood prone or where flood hazard conditions may be more extreme than indicated by FEMA and development would jeopardize life or property.

"Flood proofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real

property, water and sanitary facilities, structures and their contents.

"Flood way" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Floor area" means the area included within the surrounding walls of a building or portion thereof, exclusive of vent shafts and courts.

"Floor area ratio (FAR)" means the gross floor area of all buildings or structures on a lot divided by the total lot area.

"Foredune" means the dune closest to the high tide line that extends parallel to the beach. The foredune can be divided into three sections: the frontal area (closest to water); the top surface; and the lee or reverse slope (backside).

"Frontage" means the dimension of a property line abutting a public or private street.

"Frontage street or road" means a minor street which parallels an arterial street in order to provide access to abutting properties and minimize direct access onto the arterial.

"Functional classification" means the classification given to streets in the transportation system plan, includes arterials, collectors, and local streets.

"Garage, private" means an accessory building or portion of a main building used for noncommercial parking or storage of vehicles.

"Garage, public" means a building other than a private garage used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale.

"Grade" means the elevation of the ground level.

"Ground cover" means a plant material or non-plant material (e.g., mulch, bark chips/dust) that is used to cover bare ground.

"Hammerhead turnaround" means a "T" or "V" shaped dead-end street that allows for vehicles to turn around.

"Hardscape" means non-plant landscape materials, including pathways, decorative pavers, benches, drinking fountains, arbors, pergolas, playgrounds, plazas and similar amenities.

"Hearing, legislative" means a hearing concerning the creation of law or policy, as in a hearing on a new or amended ordinance, plan, plan policy or map.

"Hearing, quasi-judicial" means a hearing concerning the application of law or policy to a specific individual or property, as in a hearing on an application for a conditional use, variance or rezone of a single property.

"Height of building or structure" means the vertical distance from the native grade to the highest point of the roof. On slopes, the height of the structure shall be determined by taking the height of each side of the building measured from grade at the center of the wall to the highest point of the roof and divided by the number of measured sides.

"Home occupation" means an occupation commonly carried on within a dwelling by members of the family occupying the dwelling, without outside employees, provided that the residential character of the building is maintained and the occupation is conducted in such a manner as not to give an outward appearance nor outwardly manifest any characteristic of a business in the ordinary meaning of the term nor infringe upon the right of neighboring residents to enjoy the peaceful occupation of their homes. A home occupation does not involve the retail sale of a product on the premises, nor the use of any accessory building, nor does it occupy more than thirty (30) percent of the floor area of the dwelling. A home occupation is an accessory use.

"Hospital" means an establishment which provides sleeping and eating facilities to persons receiving medical, obstetrical or surgical care and nursing service on a continuous basis.

"Hotel" means a building in which lodging is provided to guests for compensation and in which no provisions are made for cooking in the lodging rooms.

"Human-scale design/development" means site and building design elements that are

dimensionally related to pedestrians, such as: small building spaces with individual entrances (e.g., as is typical of downtown and main street developments); larger buildings which have articulation and detailing to break up large masses; narrower streets with tree canopies; smaller parking areas or parking areas broken up into small components with landscaping; and pedestrian amenities, such as sidewalks, plazas, outdoor seating, lighting, weather protection (e.g., awnings or canopies), and similar features. These features are all generally smaller in scale than those which are primarily intended to accommodate automobile traffic.

"Impervious surface" means a development which does not allow for water infiltration (e.g., pavement, roofs, etc.).

"Incidental and subordinate to" means a use or portion of a development that is secondary to, and less apparent, than the primary use or other portion of the development.

"Incompatibility of land uses" means an issue arising from the proximity or direct association of contradictory, incongruous or discordant land uses or activities, including the impacts of noise, vibration, smoke, odors, toxic matter, radiation and similar environmental conditions.

"Infill" means the development of land located in an area that is mainly developed.

"Kennel" means a lot or building in which four or more dogs or cats at least four months of age are kept commercially for board, propagation or sale.

"Land division" means the process of dividing land to create parcels or lots.

"Land use" means the main activity that occurs on a piece of land, or the structure in which the activity occurs (e.g., residential, commercial, mixed use, industrial, open space, recreation, street rights-of-way, vacant, etc.).

"Land use decision" means a final decision or determination made by a local government that concerns the adoption, amendment or application of the statewide goals, a comprehensive plan provision, a land use regulation or a new land use regulation. Does not include limited land use decisions or expedited partitions. (ORS 197.015)

"Land use district" means as used in this code, a land use district is the same as a zone district.

"Landing" means a level part of a staircase, as at the end of a flight of stairs.

"Landscaping" means any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, plazas, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil, and revegetation or the preservation, protection and replacement of existing trees.

"Lane, mid-block lane" means a narrow, limited use roadway facility usually used to access a limited number of dwelling units; similar to an alley in design.

"Legislative" means a legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e.g., adoption of, or amendment to, a comprehensive plan or development regulation).

"Level of service" for transportation, a standard of a street's carrying capacity, based upon prevailing roadway, traffic and traffic control conditions during a given time period. The Level of Service (LOS) range, from LOS A (free flow) to LOS F (forced flow) describes operational conditions within a traffic stream and their perception by motorists/passengers. Level of Service is normally measured for the peak traffic hour, at intersections (signalized or un-signalized) or street segments (between signalized intersections).

"Limited land use decision" a final decision or determination made by a local government pertaining to a site within an urban growth boundary which concerns the approval or denial of a subdivision and the approval or denial of an application based on discretionary standards designed to regulate the physical characteristics of a use permitted outright, including but not limited to site reviews, plan reviews and design reviews. (ORS 197.195)

"Livestock" means domestic animal types customarily raised or kept on farms.

"Local Improvement District (LID)" means a small public district formed for the purpose of carrying out local improvements (paving of streets, construction of storm sewers, development of a park, etc.). Property owners within the LID are assessed for the cost of the improvements in accordance with ORS 223.387-223.485.

"Local street" means a street that primarily provides access to abutting property. It typically has low traffic volumes and low speeds.

"Lot" means a lot is a unit of land that is created by a subdivision of land (ORS 92.010(3)).

"Lot area" means the total surface area (measured horizontally) within the lot lines of a lot.

"Lot corner" means a lot, parcel or portion thereof, situated at the intersection of two or more streets.

"Lot depth" means the average horizontal distance between the front lot or parcel line and the rear lot or parcel line.

"Lot, interior" means a lot other than a corner lot.

"Lot line" means the property line bounding a lot or parcel.

"Lot line, front" means the property line separating the lot or parcel from the road or street, other than an alley. In the case of a corner lot or parcel or a lot with double frontage, the shortest property line along a street or road which has been improved and for which addresses have already been assigned, other than an alley. In the case of a flag lot or other parcel or lot, where the majority of the lot or parcel does not front on a road, the front lot or parcel line shall be one of the shortest lines, if a rectangular lot or parcel.

"Lot line, rear" means a property line which is opposite and most distant from the front lot or parcel line. In the case of an irregular, triangular or other shaped lot or parcel, a line ten feet in length within the lot or parcel, parallel to, and at a maximum distance from, the front lot or parcel line.

"Lot line, side" means any property line, not a front or rear lot or parcel line.

"Lot width" means the average horizontal distance between the side lot or parcel lines, calculated by dividing the lot area measured in square feet by the length of the lot (e.g., the distance between the front and rear property lines excluding the flag strip) measured in feet.

"Lot coverage" means the area of a lot covered by a building or buildings expressed as a percentage of the total lot area.

"Lot line adjustment" means the adjustment of a property line by the relocation of a common line where no additional lots are created. This development code also defines the consolidation of lots (i.e., resulting in fewer lots) as a lot line adjustment.

"Main/Primary entry/entrance" means a main entrance is the entrance, or entrances, to a building that most pedestrians are expected to use. Generally, smaller buildings have one main entrance. Main entrances may also be the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, each tenant's outside entrance is a main entrance. Buildings may also have main entrances opening directly into a reception or sales areas, a courtyard, or plaza.

"Maneuvering area/aisle" refers to the driving area in a parking lot where motor vehicles are able to turn around and access parking spaces.

"Manufactured dwelling" or "manufactured home" means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standard regulations in effect at the time of construction; and also meets the following standards:

A manufactured home placed outside of a manufactured home subdivision or a mobile home park shall:

1. Be multi-sectional (double-wide or wider) and enclose a floor area of not less than one thousand (1,000) square feet;
2. Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than sixteen (16) inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the sixteen (16) inch limitation will not apply;
3. Have a roof with a nominal pitch of three feet in height for each twelve (12) feet in width;
4. Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010. (Evidence demonstrating that the manufactured home meets "super goods cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required). Homes manufactured in Oregon or Washington after April 1, 1992, meet the energy efficiency standards:
5. Not have bare metal siding or roofing; and
6. Not be sited adjacent to any structure listed on the register of historic landmarks and districts or sited adjacent to any of the historic sites listed in the historic-cultural overlay zone sited in this title.

"Manufactured dwelling park" means any place where four or more manufactured homes are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space, and as defined by ORS 446.

"Ministerial" means a routine governmental action or decision that involves little or no discretion. The issuance of a zoning compliance is such an action.

"Mitigation" means to avoid, rectify, repair or compensate for negative impacts which result from other actions (e.g., "improvements to a street may be required to mitigate for transportation impacts resulting from development").

"Mixed-use building/development" means a single building or combination of buildings where more than one land use classification is permitted.

"Mobile home" means a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was:

1. Constructed before January 1, 1962;
2. Constructed between January 1, 1962 and June 5, 1976 and met the construction requirements of Oregon mobile home law in effect at the time of construction; or
3. Mobile homes and manufactured homes constructed between June 5, 1976 and April 1, 1992, and met the construction requirements in place during that period.

"Motel" means a building or group of buildings on the same site containing guest units with separate entrances directly to the exterior and consisting of individual sleeping quarters, detached or in connected rows, for rental to transients.

"Multi-family dwelling" means a building containing three or more dwelling units on the same lot or parcel, including units that are located one over the other or side by side and designed for occupancy by three (3) or more households living independently of each other.

"Native grade" means the level of the ground prior to alteration.

"Natural resource areas/natural resources" means the same as sensitive lands.

"Natural hazard" means natural areas that can cause dangerous or difficult development situations. For example, natural hazard areas include steep slopes, unstable soils, landslides and flood areas.

"Neighborhood" means a geographic area lived in by neighbors and usually having distinguishing character.

"Neighborhood-scale design" means site and building design elements that are dimensionally related to housing and pedestrians, such as narrower streets with tree canopies, smaller parking areas, lower building heights (as compared to downtown areas) and similar neighborhood characteristics. These features are generally smaller in scale than those which are primarily intended to accommodate automobile traffic.

"Nonconforming structure or use" means a lawful existing structure or use at the time the ordinance codified in this title or any amendment thereto becomes effective which does not conform to the requirements of the zone in which it is located.

"Nursing home or convalescent home" means a facility providing care, rehabilitation services and minor treatment for more than five persons under the direction of a physician, licensed by the state. May furnish basic provisions of food and laundry. Term includes rest home, home for the aged and sanitarium.

"Office" means a group of rooms used for conducting the affairs of a business, profession, service, industry, institution or government.

"Off-street parking" means all off-street areas designed, used, required or intended to be used for the parking of motor vehicles.

"Old Town" means the geographic area within the city in which the provisions (architectural review overlay zone (AR)) apply as shown on the architectural review overlay zone map.

"On-street parking" means parking in the street right-of-way, typically in parking lanes or bays. Parking may be "parallel" or "angled" in relation to the edge of the right-of-way or curb. See transportation system plan.

"Open space (common/private/active/passive)" means land within a development which has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses.

"Orientation" means to cause to face toward a particular point of reference (e.g., "A building oriented to the street").

"Oriented to a street" see Orientation.

"Outdoor commercial use" means a use supporting a commercial activity which provides goods or services, either wholesale or retail, where the amount of site area used for outdoor storage of materials or display of merchandise exceeds the total floor area of all buildings on the site. Examples of outdoor commercial uses include automobile sales or services, nurseries, lumber yards and equipment rental businesses.

"Overlay zone/district" means overlay zones provide regulations that address specific subjects that may be applicable in more than one land use district.

"Parcel" means a unit of land that is created by a partition.

"Parking lot perimeter" means the boundary of a parking lot area which usually contains a landscaped buffer area.

"Parking space" means a rectangular area together with maneuvering and access space sufficient to permit an automobile to park within the area.

"Parking vs. storage" means parking is the area used for leaving motor vehicles for a temporary time. Storage is to place or leave in a location for maintenance, repair, sale, rental or

future use.

"Partition land" means to divide land into two or three parcels within a calendar year, but does not include a division of land resulting from a lien foreclosure, foreclosure of a recorded contract for the sale of real property or the creation of cemetery lots; or an adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinance. Partitioning of a lot or parcel or a portion thereof into more than three parcels in a calendar year results in a subdivision.

"Performance zoning" provides that the criteria for evaluating an application are the net results or effects of the proposal, rather than a rigid set of rules or proscriptions.

"Person" means every natural person, firm, partnership, association or corporation.

"Pier" means an exterior vertical building elements that frame each side of a building or its ground-floor windows (usually decorative).

"Planned unit development (P.U.D.)" means an area of minimum contiguous size, as specified by ordinance, to be planned, developed, operated and maintained as a single entity and containing one or more residential clusters; appropriate commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development.

"Planter strip, tree cut-out" means a landscape area for street trees and other plantings within the public right-of-way, usually between the street and a sidewalk.

"Plat" means a diagram, drawing, replat or other document concerning a partition or subdivision. A preliminary plat is a plat submitted prior to actual application and is intended only for department review or discussion. A tentative plat is a plat submitted as part of an application for a partition or subdivision, also referred to as a tentative plan. A final plat is a plat which has been prepared for recording after approval of the tentative plat. A replat is an alteration of a previously recorded plat.

"Plaza" means a public square or extra-wide sidewalk (e.g., as on a street corner) that allows for special events, outdoor seating, sidewalk sales and similar pedestrian activity.

"Pocket park" means a small park, usually less than one-half acre.

"Primary" means the largest or most substantial element on the property, as in "primary": use, residence, entrance, etc. All other similar elements are secondary in size or importance.

"Professional office" means the office of a member of a recognized profession maintained for the conduct of that profession.

"Public improvements" means the development of public facilities.

"Public right of way" means the area commonly shared by pedestrians and vehicles for right of passage. An easement for public travel or access including street, alley, walkway, driveway, trail or any other public way; also, the land within the boundaries of such easement.

"Quasi-judicial" refers to an action or decision that requires substantial discretion or judgement in applying the standards or criteria of this code and usually involves a public hearing.

"Recreational vehicle" means a vacation trailer or other unit with or without motive power which is designed for human occupancy and to be used temporarily for recreational, emergency or other purposes.

"Residential facility" means a facility licensed under ORS 443.400 to 443.455 for eleven (11) or fewer unrelated physically or mentally handicapped persons or elderly persons and not to exceed two staff persons who need not be related to each other or to any other facility resident.

"Resource land" means any land that has been identified and designated on the Coos County Comprehensive Plan and zoning map(s) as forest resource, woodland resource, open space reserve, exclusive farm use, or aggregate resource is considered resource land. This definition shall not be construed to exclude from protection under the provisions of city, state or

county law other identified resources which have not been zoned, such as riparian habitat, natural areas, critical winter deer and elk range, historic sites, structures, corridors, or scenic areas.

"Residence" same as "dwelling".

"Residential care home" means as provided by Oregon Revised Statutes, a residence licensed by the State for the care of five or fewer physically or mentally handicapped persons is permitted in residential or commercial zones subject to the normal requirements for a residence. Residents and staff need not be related to each other or any other home resident. Handicapped means that a person suffers from a functional limitation in one or more major life activities.

"Residential care facility" as means provided by Oregon Revised Statutes, a residence licensed by the State for the care of six or more physically or mentally handicapped persons.

"Retirement home" means a facility providing living quarters, either owned or rented, to persons sixty-two (62) years of age or older. Such facility may be a single structure or a group of structures, and may include limited medical, recreational and commercial services if such services are limited to the residents and their guests.

"Ridge line (building)" means the top of a roof at its highest elevation.

"Roof pitch" means the slope of a roof, usually described as ratio (e.g., 4/12 = 4 feet of vertical rise per twelve (12) feet of horizontal distance).

"Screening" see "Fence."

"Senior housing" means housing designated and/or managed for persons over the age of fifty-five (55). (specific age restrictions vary).

"Sensitive lands" means wetlands, riparian areas, significant trees, steep slopes, flood plains and other natural resource areas designated for protection or conservation by the comprehensive plan.

"Service drive" means a driveway entering a street from a drive-in business establishment or from an off-street parking area, excluding residential driveways serving fewer than five dwelling units.

"Setback" means the distance from a lot line to any point of a building or structure. Minimum and maximum setbacks may be required for front, side and rear yards.

"Shared driveway" is when land uses on two or more lots or parcels share one driveway. An easement or tract (owned in common) may be created for this purpose.

"Sidewalk" means a walking surface, generally located adjacent to a street, which provides pedestrian access.

"Sign" means any notice or advertisement, pictorial or otherwise, used as an outdoor display for the purpose of advertising a property or the establishment of enterprise, including goods and services, upon which the signs are exhibited. This definition shall not include official

notices issued by a court or public body or officer, or directional, warning or information signs or structures required by or authorized by the law or by federal, state, county or city authority.

"Sign, reader board" means any sign which can accommodate the manual change of wording, copying or text.

"Sign, electronic display" means a computer operated sign with capacity for text and or graphic information.

"Single-family dwelling means a dwelling that does not share a wall with any other building and is located on its own lot or parcel.

"Single-family dwelling, attached means two or more dwellings with common end-walls each on its own lot or parcel.

"Single-family detached zero-lot line house" means a single family detached house with one side yard setback equal to zero.

"Site" means a property (or group of adjacent parcels or lots under the same ownership) that

is subject to a permit application under this code.

"Standards and criteria." Standards means code requirements. Criteria means the elements required to comply with a particular standard.

"Steep slopes" means slopes of greater than thirty (30) percent.

"Storefront character" means the character expressed by buildings placed close to the street with ground-floor display windows, weather protection (e.g., awnings or canopies), corner building entrances or recessed entries, and similar features.

"Storm water facility" means a detention and/or retention pond, swale or other surface water feature that provides storage during high-rainfall events and/or water quality treatment.

"Story" means a portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top story shall be that portion of a building included between the upper surface of the top floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above ground, the basement or cellar shall be considered a story.

"Street" means a public or private way that is created to provide ingress and egress for persons to one or more lots, parcels, areas or tracts of land (includes "road").

"Street connectivity" means the number of street connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.

"Street furniture/furnishings" means bench-es, lighting, bicycle racks, drinking fountains, mail boxes, kiosks and similar pedestrian amenities located within a street right-of-way.

"Street stub" means a temporary street ending (i.e., where the street will be extended through adjacent property in the future, as those properties develop). Not a permanent street-end or dead-end street.

"Street tree" means a tree planted in a planter strip or tree cut-out.

"Structure" means that which is built or constructed; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground.

"Structural alteration" means any change to the supporting members of a structure, including foundations, bearing walls or partitions, columns, beams or girders or any structural changes in the roof.

"Subdivide land" means to divide an area, parcel, or tract of land into 1) four or more lots within a calendar year or 2) any division of land which creates a street.

"Subdivision" means the act of subdividing land or an area, or a tract of land subdivided as defined above.

"Swale" means a type of storm water facility. Usually a broad, shallow depression with plants that filter and process contaminants.

"Tangent" means the meeting of a curve or surface in a single point.

"Tax lot" means a parcel, lot or other unit of land as created by the county assessor for the purpose of taxation. A tax lot may also be a lot or parcel when created at a property owners request for the purpose of land division consistent with applicable planning and zoning regulations in effect at that time.

"Temporary field or construction office" means a temporary office and temporary material storage used in connection with the property. This use may be permitted for a specified period of time in accordance with a permit issued by the building official.

"Terrace" means a porch or promenade supported by columns, or a flat roof or other platform on a building.

"Topographical constraint" means where existing slopes prevent conformance with a code standard.

"Tract: private/public" means a piece of land set aside in a separate area for dedication to the public, a homeowners association, or other entity (e.g., open space, recreation facilities, sensitive lands, etc.).

"Trailer house" means a building or vehicle which was originally designed or presently constructed to be used as a human dwelling or lodging place and to be moveable from place to place over streets.

"Trailer park" means a plot of ground upon which one or more trailer houses occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for such accommodation.

"Transportation facilities" means the physical improvements used to move people and goods from one place to another (i.e., streets, sidewalks, pathways, bike lanes, airports, transit stations and bus stops, etc.).

"Transportation mode" means the method of transportation (e.g., automobile, bus, walking, bicycling, etc.).

"Triplex" means a building with three attached housing units on one lot or parcel.

"Use" means the purpose for which land, roadways or a structure is designed, arranged, or intended, or for which it is occupied or maintained, whether on a permanent or temporary basis.

"Utility facility" means those necessary appurtenances including related rights of way for the transmission of electric power, water, sewerage, telephone and other inline facilities needed for the operation of such facilities, such as pumping stations, power or communication substations, dams, reservoirs, and related power houses. Additionally, a utility facility means any energy device and/or system that generates energy from renewable energy resources including solar, hydro, wind, biofuels, wood, geothermal or similar sources.

"Vacate plat/street" means to abandon a subdivision or street right-of-way. For example, vacation of a public right-of-way that is not needed or cannot be used for a street or other public purpose. A plat may be vacated, returning the property to an undivided condition.

"Variance" means an administrative or quasi-judicial decision to lessen or otherwise modify the requirements of this code.

"Violation" is an act of any person which is prohibited or prevented by the Bandon comprehensive plan, land development regulations or other state or county law, or the failure of any person to act as required by the comprehensive plan, land development regulations or other state or county law.

"Vacation rental dwelling (VRD)" means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1546, 9/05)

"Vision clearance area" means a triangular area on a lot or right-of-way at the intersection of two streets, two sides of which are lines measured from the apex of the pavement corner radius for a distance specified in these regulations. The third side of the triangle is a line joining the ends of the other two sides. The vision clearance area contains no plantings, walls, structures or temporary or permanent obstructions exceeding the size or height specified in this title measured from the top to the curb or, where no curb exists, from the finished grade at the nearest property line.

"Wetland" means land areas where water is the dominant factor determining the nature of soil development and the types of plant and animal communities. They are defined more specifically by the Federal Clean Water Act (Section 404) and Oregon Administrative Rules (OAR 141-85-010).

"Wireless communication equipment" includes cell towers, antennae, monopoles and related facilities used for signal transmission and receiving.

"Yard" means an open space on a lot, which is unobstructed from the ground upward by buildings or structures, except as otherwise provided for in this code.

"Yard, front" means a yard between side lot lines, measured horizontally at right angles from the front lot line, to the nearest point of a building or other structure.

"Yard, rear" means a yard between side lot lines, measured horizontally at right angles from the rear lot line, to the nearest point of a building or other structure.

"Yard, side" means a yard between the front and rear yards, measured horizontally at right angles from the rear lot line, to the nearest point of a building or other structure. (Ord. 1471 (part), 2001)

Chapter 16.50

VALIDITY, VARIANCES AND ENFORCEMENT

Sections:

- 16.50.010 Validity.
- 16.50.020 Variance application.
- 16.50.050 Violation--Penalty.
- 16.50.060 Sanctions for violation.

16.50.010 Validity.

If any provision of this title shall for any reason be judged invalid or unconstitutional, the judgment shall not affect the validity of the rest of the title, it being expressly declared that each and every provision hereof is severable and independent of each and every other provision of this title.

16.50.020 Variance application.

The planning commission may authorize variances to requirements of this title. Application for a variance shall be made at the time the land division application is made and shall be made in accordance with the requirements of Chapter 17.112.

16.50.050 Violation--Penalty.

It is declared that any act or omission of any person, firm or corporation, whether as principle, agent or employee, or otherwise, to comply with any term or condition of this title constitutes a public nuisance. In addition to any other remedies provided by law, the city may immediately commence action or proceeding to abate, remove, and/or temporarily or permanently enjoin the nuisance pursuant to Chapter 8.08 and/or in any manner provided by law, and may take such other steps and apply to such courts as may have jurisdiction to grant such relief as will abate and remove the nuisance. Violation of this title is punishable in accordance with Chapter 1.16.

16.50.060 Sanctions for violation.

If the city council shall determine that property has been partitioned or divided in violation of the terms of this title, it may by motion or resolution refuse to extend any utility services to the property. Notice of such action shall be given to the owner or purchaser of the property who shall be informed that if hearing is not requested before the council within twenty (20) days of receipt of the notice, the action of the council shall become final. the council may provide for recording of its action.