



CITY OF CANNON BEACH

AGENDA

IN PERSON ATTENDANCE OPTION NOW AVAILABLE

Cannon Beach has returned to In-Person Public Meetings but will continue to provide a Zoom option for future meetings. Please visit this meeting page on our [website](#) for information on how to connect to Zoom, give public comment or access meeting materials.

Meeting: Planning Commission
Date: **Thursday, July 22, 2021**
Time: **6:00 p.m.**
Location: Council Chambers, City Hall

6:00 CALL TO ORDER

6:01 (1) **Approval of Agenda**

6:02 (2) **Consideration of the Minutes for the Planning Commission Meeting of June 24, 2021**
If the Planning Commission wishes to approve the minutes, an appropriate motion is in order.

WORK SESSION ITEMS

6:05 (3) **Review of a Zoning Ordinance Amendment by the City of Cannon Beach, for a text amendment regarding combination of lots, floor area ratios and lot coverages for residential districts, while striking the Planned Development language.**

INFORMATIONAL ITEMS

6:35 (4) **Tree Report**

(5) **Ongoing Planning Items:**
Transportation System Plan: Interactive Online Open House, @ www.cannonbeachtsp.com

(6) **Good of the Order**

6:45 (7) **ADJOURNMENT**

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Administrative Assistant, Katie Hillenhagen at Hillenhagen@ci.cannon-beach.or.us or (503) 436-8054. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact the City Manager at (503) 436.8050. TTY (503) 436-8097. This information can be made in alternative format as needed for persons with disabilities.

Posted: July 15, 2021

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Virtual Participation & Public Comment for Meetings:

If you wish to provide public comment as a virtual meeting participant, you must submit it by noon, the day of the meeting, to planning@ci.cannon-beach.or.us. All written comments received by the deadline will be distributed to the commission, parties of record and the appropriate staff prior to the start of the meeting. The written comments will be included in the record copy of the meeting.

You may also request to speak virtually during this meeting. You must submit your request to speak by noon, the day of the meeting, to planning@ci.cannon-beach.or.us. If you wish to speak to an issue, please provide that information within the 'subject' or 'body' of your text. If it is not directed at a particular issue, Public Comment may be taken at the beginning of the meeting.

**Minutes of the
CANNON BEACH PLANNING COMMISSION**
Thursday, June 24, 2021

Present: Chair Daryl Johnson & Commissioner Barb Knop in person
Commissioners Janet Patrick, Charles Bennett, Clay Newton, Lisa Kerr and Joe Bernt via Zoom

Excused:

Staff: Director of Community Development Jeff Adams, Land Use Attorney Bill Kabeiseman and Administrative Assistant Katie Hillenhagen

CALL TO ORDER

Chair Johnson called the meeting to order at 6:00 p.m.

ACTION ITEMS

(1) Approval of Agenda

Motion: Kerr moved to approve the agenda as presented; Bennett seconded the motion.

Vote: Kerr, Newton, Knop, Bernt, Bennett, Patrick and Chair Johnson voted AYE; the motion passed.

(2) Consideration of the Minutes for the Planning Commission Meeting of May 27, 2021

Motion: Patrick moved to approve the minutes; Knop seconded the motion.

Vote: Kerr, Newton, Knop, Bernt, Patrick and Chair Johnson voted AYE; Bennett abstained because he was not at the last meeting; the motion passed.

(3) Public Hearing and Consideration of ZO 21-01, Will Rasmussen request, on behalf of Haystack Rock LLC, for a zoning ordinance text amendment regarding notice requirements for development and conditional use permitting of new roads or driveways utilizing public rights-of-way.

Will Rasmussen on behalf of Haystack Rock LLC, for a text amendment regarding notice and procedural requirements for conditional use permitting when extending access and utilization of public rights-of-way located in oceanfront management and wetland overlay areas. The request will be reviewed against the criteria of the Municipal Code, Section 17.86.070.A, Amendments, Criteria.

No one objected to the jurisdiction of the Planning Commission to hear this matter at this time. Chair Johnson asked if any Commissioner had any conflict of interest. There were none. Chair Johnson asked if any Commissioner had personal bias to declare. There were none.

Adams reminded people to take the transportation survey on the TSP website. He then read his staff report (see staff report in packet for full details). The zoning amendment proposal changes the extension of roads or driveways in oceanfront or wetlands areas from a development permit to a conditional use. Adams noted that one of the comments received said that this should be quasi-judicial. He disagreed with this and showed a map demonstrating all the areas that would be affected by the change. There are many areas and properties that would be affected. This change would trigger public notice and a Planning Commission hearing where conditions could be placed on roadway development in the oceanfront and wetland areas.

Kerr asked for clarification if what was written in the letter about this applying to a particular lot was true.

Kabeiseman said that it appears to apply in a significant portion of the City.

It was noted that a request for continuance was in the comment submitted.

Chair Johnson said he would have Rasmussen make his statement and then go from there.

Rasmussen pointed out that in most districts he works in they do not let you put a highway in a wetland or oceanfront overlay area without some sort of process. He said that he submitted a narrower proposal and staff suggested making it broader by incorporating wetlands. Rasmussen welcomed the input from MR. Stamp and the Roberts and went over some of the comments from Mr. Stamp's letter. He said that this does not apply to a specific property, so it is not quasi-judicial. He noted that there are no wetlands on the Roberts property, so it does not affect their property. Rasmussen brought up the gold post rule and said that it does not apply in this case since the Roberts do not currently have a land use application submitted.

Kerr agreed that most jurisdictions in Oregon have a rule like this. She said that it seems like a no brainer to her, it is bringing their code up to snuff.

Newton asked if Kabeiseman had concerns about anything brought up on the letter or the timing of any applications.

Kabeiseman said that they should hear from citizens who have comment, but he saw no issues. He went over the gold post rule which says that any application filed before a zoning change is not affected by that change.

Patrick said that she was uncomfortable with the way it was presented and the rush to get it completed.

Kabeiseman said she has the right to continue or oppose it. He suggested not focusing on the fight between the neighbors, but rather what is better for the City. Is this good policy for the City? Is it what we want to see? Kabeiseman urged the Commission not to think of it as neighbors feuding and pointed out that the City has an obligation to review the application that has come in.

Newton asked about the Code Audit.

Adams said that was a discussion item for the end of the meeting. He went over the 2-track process. Track 1 items will start immediately, with the full code audit being a 9-month process with joint meetings potentially starting in August.

Mr. Stamp, the attorney representing the Roberts, spoke next. He said that the timing of this application is suspicious, and that the proposal is made by the neighbors that are feuding with the Roberts. He said that it looks like Cannon Beach good old boys helping each other out. He said that the fact that they did not get notice confirms that. He said that this is not about the notice but more about conditional use criteria. Once you make something a conditional use you can deny it. You can decide by discretionary criteria to deny access and therefore development rights. He said that the applicants do not care about notice, they want to stop development on tax lot 600. Stamp said that he does not think that most areas do this. He knows of this for new roads, but not existing right of ways that are platted. If access is denied on Nenana, they would have a right to seek a way of necessity. He noted that maybe that is better. He said that the Roberts want to put a private drive on Nenana and that there is no other lot that needs access. He noted that a hiking road could be accommodated in the future. He emphasized that denying a conditional use would deny access and affect the property. He spoke to the gold post rule, noting that 3 applications were submitted. Two of these applications were tabled and only one was processed. He also said that they will submit a new application before this is passed. Stamp asked for a continuance so that they could do research about what other jurisdictions do. They only found out about the application the night before the hearing. He thought this would be quasi-judicial but will have to look at it more closely.

Rasmussen said that the suggestion that he is a Cannon Beach good old boy warms his heart. He said that a few applications ago he was the bad guy. He noted that if the PC recommends this there will be time to comment when it goes to City Council. Rasmussen asked the PC to weight the proposal on its merits.

Adams responded to the suggestion that there was collusion between the City and the applicant. He pointed out that he initially suggested tabling the application and reviewing it during the code audit. He then worked with the applicant to broaden the scope in case the Planning Commission did decide to take it up immediately. Adams welcomed Stamp to look back on all this in the record. Additionally, Adams pointed out that the Roberts can get notice from the newspaper, the City's website or posted agendas.

Kabeiseman said that Haystack Rock was free to submit this and that, just as with any other application, the PC is required to hold a public hearing when an application comes in. If approved, it goes to the City Council, and they can choose to hold a hearing or not.

Motion: Kerr moved to forward the amendments to the City Council; Knop seconded the motion.

Vote: Kerr, Newton, Bennett, Bernt, Knop and Chair Johnson voted AYE; Patrick voted NAY. The motion passed.

Johnson stated the proposal is approved.

(4) Public Hearing and Consideration of SR 21-04, James Adams & Kerry Burg, property owners of 264 W. Kenai Street, for a Setback Reduction of the rear-yard setback requirement for an accessory structure at an existing single-family residence.

James Adams & Kerry Burg, application to allow a setback reduction to reduce the rear yard setback from the required 15 feet to 7 feet to rebuild the existing garage/shed, according to chapter 17.12 Residential Moderate Density Zone of the Municipal Code. The property is located at 264 W. Kenai St. (Tax Lot 06901, Map 41006BC) in the Residential Moderate Density (R1) zone. The request will be reviewed against the Municipal Code, Section 17.64.010, Setback Reduction, Provisions established.

No one objected to the jurisdiction of the Planning Commission to hear this matter at this time. Chair Johnson asked if any Commissioner had any conflict of interest. There were none. Chair Johnson asked if any Commissioner had personal bias to declare. There were none. Chair Johnson asked if any commissioner had any ex parte contacts to declare. There were none. The commissioners declared their site visits.

Adams read his staff report (see staff report in packet for full details). Adams highlighted that the application is in relation to an existing non-conforming structure. The structure was likely in existence prior to the zoning code. Any change increasing the non-conformity of a structure requires a hearing. Adams went over the criteria. He said that he did not think that the proposed changes negatively affected any views, traffic hazards, or the privacy of abutting properties. Adams recommended approval. He also highlighted public comment that asked about if the height of the structure would be increased. His understanding was that there would be no change to the elevation of the structure or the turret. Adams noted that the structure is in a unique area, he did a site visit and recommends preserving the historic structure.

Chair Johnson called for public testimony.

Chair Johnson stated that the pertinent criteria were listed in the staff report and criteria sheets next to the west door; testimony, arguments and evidence must be directed toward those criteria; failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal based on that issue; prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional testimony, arguments or evidence regarding the application. The Planning Commission shall grant such requests by continuing the public hearing or leaving the record open for additional written testimony, arguments or evidence; persons who testify shall first receive recognition from the Chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Chair Johnson asked if the applicant wished to make a presentation.

James Adams. PO Box 91 Tolovana Park. James said that the shed was there when they bought the property and noted that it was much cuter than the rest of the property. He said that there is a view corridor between the houses that all the neighbors enjoy. All the neighbors hoped they could keep the shed where it is so that it does not affect their ocean view. He said that they want to make it a little wider to park a car there, but that they do not want to make it look different. Did not realize when they bought it that it was non-conforming.

Johnson asked what direction the structure would be expanded into.

James Adams explained that they will be expanding to the east by less than 2 feet.

Chair Johnson called for proponents of the request. There were none.

Chair Johnson called for opponents of the request. There were none.

There was no further response from staff.

Chair Johnson asked if the applicant wished to make additional statements. There were none.

Chair Johnson closed the hearing.

Motion: Bennet moved to approve the request; Patrick seconded the motion.

Vote: Newton, Bennett, Knop, Patrick and Chair Johnson voted AYE; Bernt voted NAY (Kerr had to leave early and did not vote on this application). The motion passed.

Johnson stated the project is approved.

Authorization to Sign the Appropriate Orders

Motion: Knop moved to authorize the Chair to sign the appropriate orders; Bennett seconded the motion.

Vote: Newton, Knop, Bernt, Patrick, Bennett and Chair Johnson voted AYE; the motion passed

INFORMATIONAL ITEMS

(8) Tree Report

No comments.

(9) Ongoing Planning Items

Adams gave a Code Audit Update. He said that the City is in the middle of negotiating and signing the contract with the applicant. The applicant is Urbsworks. He will put their proposal in the next packet. The applicant has proposed doing 3-4 joint meetings with the Planning Commission, Design Review Board and City Council. He said there is major concern in the community about housing sizes (maximizing Log Coverage and FAR), the combining of lots, and planned developments. These concerns are so pressing that they are proposing a two-track process. One for the most pressing concerns, that would be at the earliest possible time, and one for the rest of the code audit. The full code audit will take around 9 months to complete.

Bernt asked where the input is.

Adams went over the joint sessions and their dates.

Bernt asked who would be drafting the amendments.

Adams said that he would be drafting them and that he will offer three options to address each issue. He will bring these to a work session where they can discuss and decide what approach they would like to choose. Adams noted that items in the two-track process can also be tweaked or changed in the full code audit process. Adams asked for thoughts or questions.

Newton asked if the consultant group would be present in the works sessions.

Adams said yes, they would, and hopefully in person.

Newton asked for an update on the Nicholson PUD. He wanted clarification on if a homeowner's association was a requirement.

Adams said that the original decision did not require a homeowner's association.

Newton asked what happened with the discussion between homeowners in the area about creating one.

Adams said that he emailed them today for an update. He said that the last time he spoke with them it was on hold because of the Najimi LUBA case. Adams noted that the recent LUBA decision said that the Najimis must remove the turret and that the City cannot go back and look at other issues established in the PUD.

Newton asked for an update on the living wall.

Adams said that the last he spoke with them they were getting more plants. He also requested an inspection so he can update the PC.

(10) Good of the Order

ADJOURNMENT

The meeting adjourned at 7:04 pm.

Administrative Assistant, Katie Hillenhagen



CANNON BEACH ZONING ORDINANCE TRACK ONE AMENDMENTS

July 22, 2021

INTRODUCTION

The City Council has asked for the Cannon Beach Planning Commission to consider a two-track approach to the code audit and zoning ordinance amendment process that will begin this month. City Council has voiced its concern over the rising threat of residential development that is combining lots to develop larger and larger homes that are not in keeping with the village aesthetic. Since the Code Audit process is projected to take the better part of two years to get to approved and adopted language, the Council is asking for an initial track to resolve the combination of lots and home-size issue, before tackling the other issues in the comprehensive code audit analysis.

Staff has provided three options towards correcting the threat of home demolitions, paired with the recombination of lots and over-sized replacement homes, maximizing lot coverage and floor-area ratios. Option 1 provides the simplest adjustment, by prohibiting the combination or recombination of parcels and lots. Option 2 goes a step further by limiting floor area ratios and gross floor areas of single-family dwellings and their accessory structures, by zoning districts. Option 1 and Option 2 could be combined to further restrict development, but Option 3 attempts to meet such a prohibitive measure by utilizing a progressive lot coverage and floor-area ratio to provide some ability to build larger homes on larger lots, while discouraging the recombination of lots.

City Council has also directed the Planning Commission to consider striking Chapter 17.40, Planned Development (PD) Overlay Zone section of the Zoning Ordinance, along with any secondary references.

OPTION 1: LOT LINE ADJUSTMENT RECOMBINATION PROHIBITION

TITLE 16 SUBDIVISION

16.04.370 Lot line adjustment.

- A. Application shall be made on a form provided by the city.
- B. The city shall review the request for a lot line adjustment to determine compliance with the standards of this chapter and the zoning ordinance. The city shall approve or deny the request in writing based on the criteria of this chapter and the zoning ordinance within thirty days of submittal of the request.

C. A request for a lot line adjustment must meet all of the following criteria:

1. An additional lot is not created by the lot line adjustment and the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by the approved zoning for that district;

2. By reducing the lot size, the lot or structures on the lot will not be in violation of the zoning ordinance requirements for that district.

3. The adjustment is not a combination or recombination of entire parcels or previously platted lots or portions thereof, except to meet minimum lot size requirements of a district.

D. The applicant may appeal the decision of the city to the planning commission by filing an appeal within fourteen consecutive calendar days of the decision. (Ord. 17-3 § 1; Ord. 95-20 § 1)

OPTION 2: DISTRICT LOT COVERAGE & GROSS FLOOR AREA LIMITATIONS

TITLE 17 ZONING

Chapter 17.08 RESIDENTIAL VERY LOW DENSITY (RVL) ZONE

17.08.040 Standards.

In an RVL zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be one acre per dwelling unit, except that lots of less than one acre in single, noncontiguous ownership prior to the date of enactment of the ordinance codified in this title are considered buildable subject to the other provisions of this title and the comprehensive plan. Lower density may be required on the basis of geologic hazards, percent of slope, availability of city services and vehicular access and circulation. The planning commission shall review partitions, subdivisions, planned developments and other development proposals under these criteria. The planning commission may authorize the placement of a government or municipal structure necessary for public service on a lot of less than one acre if it finds a larger lot is not required and that the smaller lot size will not have a detrimental effect on adjacent areas or uses. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions and Yard Requirements. ~~There are no lot dimension requirements.~~ For lots of more than ten thousand square feet in size, no structure shall be located within twenty feet of a lot line. For lots ~~that are ten thousand square feet in size or less~~ than ten thousand square feet in size: a front yard shall be at least fifteen feet; a side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet; and a rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

C. Lot Coverage. The lot coverage for lots of more than ten thousand square feet in size for a permitted or conditional use shall not exceed fifty percent, while lots less than ten thousand square feet in size shall not exceed thirty percent.

D. ~~Floor Area Ratio~~ Gross Floor Area. ~~The floor area ratio for a permitted or conditional use shall not exceed 0.5. No single-family dwelling and its accessory structures shall exceed 5,000 square feet in gross floor area.~~

E. Positioning of Structures for Future Subdivision. In areas where the future intention of the property or lot is further partitioning or subdivision, the planning commission shall, where practicable, require that structures be located so as to facilitate the future division of the land in a manner that accommodates smaller lot sizes and the extension of streets and utilities.

F. Building Height. Maximum height of a structure is twenty-four feet, measured as the vertical distance from the average elevation of existing grade to the highest point of a roof surface of a flat roof, to the top of a mansard roof or to the mean height level between the eaves and the ridge for a pitched roof. The ridge height of a pitched roof shall not exceed twenty-eight feet. Pitched roofs are considered those with a 5-12 pitch or greater.

G. Signs. As allowed by Chapter 17.56.

H. Parking. As required by Section 17.78.020.

I. Design Review. All uses except single-family dwellings and their accessory structures are subject to the provisions of Chapter 17.44.

J. Geologic or Soils Engineering Study. As required by Chapter 17.50.

K. Zone Changes. Upon request of property owners, or their representatives, the planning commission may consider the change of an area of the RVL zone to another zone in order to obtain more intensive usage or higher densities where it is demonstrated by the applicant that:

1. A favorable geologic investigation indicates that the area will support more intensive development;

2. City services are available, or will be provided, including adequate water pressure, sewer and water system capacity and street width;

3. Traffic circulation patterns will not place a burden on neighborhood streets;

4. The county planning commission has been given adequate opportunity to review the proposal and provide comment to the city.

L. Claims for Compensation Under ORS 197.352. The standards of subsections A through K of this section, shall apply except as specifically modified pursuant to a development agreement created as part of the city's final action modifying, removing or not applying the city's land use regulation(s) on a demand for compensation under ORS 197.352.

M. Site Plan. Except for interior renovation of existing structures and exterior renovations such as siding replacement where there will be no ground disturbance, no new construction shall be approved unless a site plan meeting the requirements of Section 17.90.190 has been submitted and

approved. (Ord. 19-3 § 1; Ord. 17-3 § 1; Ord. 08-1 § 15; Ord. 06-3 § 2; Ord. 00-4 § 1; Ord. 92-11 §§ 9, 10; Ord. 90-3 § 2; Ord. 89-3 § 1; Ord. 79-4 § 1 (3.010)(3))

Chapter 17.10 RESIDENTIAL LOWER DENSITY (RL) ZONE

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least seventy-five feet.
2. Lot Depth. Lot depth shall be at least ninety feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for lots of more than ten thousand square feet in size for a permitted or conditional use shall not exceed fifty percent, while lots less than ten thousand square feet in size shall not exceed forty percent.

D. ~~Floor Area Ratio. The floor area ratio for a permitted or conditional use on a lot of six thousand square feet or more shall not exceed 0.5. The maximum gross floor area for a permitted or conditional use on a lot of more than five thousand square feet, but less than six thousand square feet, shall not exceed three thousand square feet. The floor area ratio for a permitted or conditional use on a lot with an area of five thousand square feet or less shall not exceed 0.6.~~ Gross Floor Area. No single-family dwelling and its accessory structures shall exceed 4,000 square feet in gross floor area.

Chapter 17.12 RESIDENTIAL MODERATE DENSITY (R1) ZONE

17.12.040 Standards.

In an R1 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.

3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.
- C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed fifty percent.
- D. ~~Floor Area Ratio Gross Floor Area. The floor area ratio for a permitted or conditional use shall not exceed 0.5. No single-family dwelling and its accessory structures shall exceed 3,000 square feet in gross floor area.~~

Chapter 17.14 RESIDENTIAL MEDIUM DENSITY (R2) ZONE

17.14.040 Standards.

In an R2 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

- A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to Section 17.82.020. The minimum lot size for a single-family dwelling shall be five thousand square feet. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).
- B. Lot Dimensions.
 1. Lot Width. Lot width shall be at least forty feet.
 2. Lot Depth. Lot depth shall be at least eighty feet.
 3. Front Yard. A front yard shall be at least fifteen feet.
 4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
 5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
 6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.
- C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed fifty percent.

D. ~~Floor Area Ratio Gross Floor Area. The floor area ratio for a permitted or conditional use shall not exceed 0.5. No single-family dwelling and its accessory structures shall exceed 3,000 square feet in gross floor area.~~

Chapter 17.16 RESIDENTIAL HIGH DENSITY (R3) ZONE

17.16.040 Standards.

In an R3 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of limited triplexes shall be in conformance with Section 17.90.090. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of motels and assisted living facilities shall be one unit per one thousand square feet of site area. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
6. Yard Abutting the Ocean Shore. For lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a permitted or conditional use, other than a multifamily dwelling, shall not exceed fifty percent.

D. ~~Floor Area Ratio Gross Floor Area. The floor area ratio for a permitted or conditional use shall not exceed 0.5. No single-family dwelling and its accessory structures shall exceed 3,000 square feet in gross floor area.~~

Chapter 17.18 RESIDENTIAL ALTERNATIVE/MANUFACTURED DWELLING (RAM) ZONE

17.18.040 Standards.

In an RAM zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. The minimum lot size for a single-family dwelling, manufactured dwelling, modular home and a duplex shall be five thousand square feet. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of assisted living facilities shall be one residential unit per one thousand square feet of site area. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

C. Lot Coverage. The lot coverage for a permitted or conditional use, other than a multifamily dwelling, shall not exceed fifty percent.

D. ~~Floor Area Ratio Gross Floor Area. The floor area ratio for a permitted or conditional use, other than a multifamily dwelling or assisted living facility, shall not exceed 0.6. No single-family dwelling and its accessory structures shall exceed 3,000 square feet in gross floor area.~~

Chapter 17.20 RESIDENTIAL MOTEL (RM) ZONE

17.20.040 Standards.

In an RM zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots less than five thousand square feet is subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of limited triplexes shall be in conformance with Section 17.90.090. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for

each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of motels and assisted living facilities shall be one unit per one thousand square feet of site area. The density of a motel project that includes motel units and dwelling units, other than a manager's unit, shall be cumulative. Example: a three unit motel in conjunction with a three-unit multifamily dwelling requires ten thousand square feet for the multifamily dwelling and three thousand square feet for the motel units. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
6. Motel Yard Requirements. Yard requirements shall not apply to motels or hotels, except as to yards abutting the ocean shore and clear vision area requirements.
7. Yard Abutting the Ocean Shore. For lots abutting the ocean shore any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a single-family dwelling, modular home or duplex shall not exceed fifty percent.

D. ~~Floor Area Ratio. Gross Floor Area. The floor area ratio for a single family dwelling, modular home or duplex shall not exceed 0.6. No single-family dwelling and its accessory structures shall exceed 3,000 square feet in gross floor area.~~

OPTION 3: PROGRESSIVE LOT COVERAGE & FLOOR-AREA-RATIO

TITLE 17 ZONING

Chapter 17.08 RESIDENTIAL VERY LOW DENSITY (RVL) ZONE

[17.08.040 Standards.](#)

In an RVL zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be one acre per dwelling unit, except that lots of less than one acre in single, noncontiguous ownership prior to the date of enactment of the ordinance codified in this title are considered buildable subject to the other provisions of this title and the comprehensive plan. Lower density may be required on the basis of geologic hazards, percent of slope, availability of city services and vehicular access and circulation. The planning commission shall review partitions, subdivisions, planned developments and other development proposals under these criteria. The planning commission may authorize the placement of a government or municipal structure necessary for public service on a lot of less than one acre if it finds a larger lot is not required and that the smaller lot size will not have a detrimental effect on adjacent areas or uses. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions and Yard Requirements. ~~There are no lot dimension requirements.~~ For lots of more than ten thousand square feet in size, no structure shall be located within twenty feet of a lot line. For lots ~~that are ten thousand square feet in size or less~~ than ten thousand square feet in size: a front yard shall be at least fifteen feet; a side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet; and a rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed ~~fifty percent.~~ the percentage found in Table One.

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use shall not exceed ~~0.5.~~ the percentage found in Table One, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

LOT SQFT	Lot Coverage	FAR
5000-6549	0.5	0.6
6500-8999	0.4	0.5
9000-13999	0.3	0.4
14000+	0.2	0.3

Table 1.

E. Positioning of Structures for Future Subdivision. In areas where the future intention of the property or lot is further partitioning or subdivision, the planning commission shall, where practicable, require that structures be located so as to facilitate the future division of the land in a manner that accommodates smaller lot sizes and the extension of streets and utilities.

F. Building Height. Maximum height of a structure is twenty-four feet, measured as the vertical distance from the average elevation of existing grade to the highest point of a roof surface of a flat roof, to the top of a mansard roof or to the mean height level between the eaves and the ridge for a pitched roof. The ridge height of a pitched roof shall not exceed twenty-eight feet. Pitched roofs are considered those with a 5-12 pitch or greater.

- G. Signs. As allowed by Chapter 17.56.
- H. Parking. As required by Section 17.78.020.
- I. Design Review. All uses except single-family dwellings and their accessory structures are subject to the provisions of Chapter 17.44.
- J. Geologic or Soils Engineering Study. As required by Chapter 17.50.
- K. Zone Changes. Upon request of property owners, or their representatives, the planning commission may consider the change of an area of the RVL zone to another zone in order to obtain more intensive usage or higher densities where it is demonstrated by the applicant that:
 - 1. A favorable geologic investigation indicates that the area will support more intensive development;
 - 2. City services are available, or will be provided, including adequate water pressure, sewer and water system capacity and street width;
 - 3. Traffic circulation patterns will not place a burden on neighborhood streets;
 - 4. The county planning commission has been given adequate opportunity to review the proposal and provide comment to the city.
- L. Claims for Compensation Under ORS 197.352. The standards of subsections A through K of this section, shall apply except as specifically modified pursuant to a development agreement created as part of the city's final action modifying, removing or not applying the city's land use regulation(s) on a demand for compensation under ORS 197.352.
- M. Site Plan. Except for interior renovation of existing structures and exterior renovations such as siding replacement where there will be no ground disturbance, no new construction shall be approved unless a site plan meeting the requirements of Section 17.90.190 has been submitted and approved. (Ord. 19-3 § 1; Ord. 17-3 § 1; Ord. 08-1 § 15; Ord. 06-3 § 2; Ord. 00-4 § 1; Ord. 92-11 §§ 9, 10; Ord. 90-3 § 2; Ord. 89-3 § 1; Ord. 79-4 § 1 (3.010)(3))

Chapter 17.10 RESIDENTIAL LOWER DENSITY (RL) ZONE

- B. Lot Dimensions.
 - 1. Lot Width. Lot width shall be at least seventy-five feet.
 - 2. Lot Depth. Lot depth shall be at least ninety feet.
 - 3. Front Yard. A front yard shall be at least fifteen feet.
 - 4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
 - 5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed ~~fifty percent~~ the percentage found in Table One.

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use on a lot ~~of six thousand square feet or more shall not exceed 0.5. The maximum gross floor area for a permitted or conditional use on a lot of more than five thousand square feet, but less than six thousand square feet, shall not exceed three thousand square feet. The floor area ratio for a permitted or conditional use on a lot with an area of five thousand square feet or less shall not exceed 0.6.~~ shall not exceed the percentage found in Table One, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

LOT SQFT	Lot Coverage	FAR
5000-6549	0.5	0.6
6500-8999	0.4	0.5
9000-13999	0.3	0.4
14000+	0.2	0.3

Table 1.

Chapter 17.12 RESIDENTIAL MODERATE DENSITY (R1) ZONE

17.12.040 Standards.

In an RI zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.

2. Lot Depth. Lot depth shall be at least eighty feet.

3. Front Yard. A front yard shall be at least fifteen feet.

4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.

5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed ~~fifty percent~~ the percentage found in Table Two.

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use shall not exceed ~~0.5~~ the percentage found in Table Two, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

LOT SQFT	Lot Coverage	1stDUFAR	2ndDUFAR
5000-6549	0.5	0.6	0.7
6500-8999	0.4	0.5	0.6
9000-13999	0.3	0.4	0.5
14000+	0.2	0.3	0.4

Table 2.

Chapter 17.14 RESIDENTIAL MEDIUM DENSITY (R2) ZONE

17.14.040 Standards.

In an R2 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to Section 17.82.020. The minimum lot size for a single-family dwelling shall be five thousand square feet. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.

2. Lot Depth. Lot depth shall be at least eighty feet.

3. Front Yard. A front yard shall be at least fifteen feet.

4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.

5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

6. Yard Abutting the Ocean Shore. For all lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a permitted or conditional use shall not exceed ~~fifty percent, the percentage found in Table Two.~~

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use shall not exceed ~~0.5, the percentage found in Table Two, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.~~

LOT SQFT	Lot Coverage	1stDUFAR	2ndDUFAR
5000-6549	0.5	0.6	0.7
6500-8999	0.4	0.5	0.6
9000-13999	0.3	0.4	0.5
14000+	0.2	0.3	0.4

Table 2.

Chapter 17.16 RESIDENTIAL HIGH DENSITY (R3) ZONE

17.16.040 Standards.

In an R3 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of limited triplexes shall be in conformance with Section 17.90.090. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of motels and assisted living facilities shall be one unit per one thousand square feet of site area. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.

5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

6. Yard Abutting the Ocean Shore. For lots abutting the ocean shore, any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.

C. Lot Coverage. The lot coverage for a permitted or conditional use, other than a multifamily dwelling, shall not exceed ~~fifty percent.~~ the percentage found in Table Three.

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use, ~~other than a multifamily dwelling or assisted living facility,~~ shall not exceed ~~0.5.~~ the percentage found in Table Three, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

LOT SQFT	Lot Coverage	1stDUFAR	2ndDU+FAR
5000-6549	0.5	0.6	0.7
6500-8999	0.4	0.5	0.6
9000-13999	0.3	0.4	0.5
14000+	0.2	0.3	0.4

Table 3.

Chapter 17.18 RESIDENTIAL ALTERNATIVE/MANUFACTURED DWELLING (RAM) ZONE

17.18.040 Standards.

In an RAM zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. The minimum lot size for a single-family dwelling, manufactured dwelling, modular home and a duplex shall be five thousand square feet. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of assisted living facilities shall be one residential unit per one thousand square feet of site area. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.
2. Lot Depth. Lot depth shall be at least eighty feet.
3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.

5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

C. Lot Coverage. The lot coverage for a permitted or conditional use, other than a multifamily dwelling, shall not exceed ~~fifty percent~~ the percentage found in Table Three.

D. Floor Area Ratio. The floor area ratio for a permitted or conditional use, ~~other than a multifamily dwelling or assisted living facility,~~ shall not exceed ~~0.6~~ the percentage found in Table Three, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

LOT SQFT	Lot Coverage	1stDUFAR	2ndDU+FAR
5000-6549	0.5	0.6	0.7
6500-8999	0.4	0.5	0.6
9000-13999	0.3	0.4	0.5
14000+	0.2	0.3	0.4

Table 3.

Chapter 17.20 RESIDENTIAL MOTEL (RM) ZONE

17.20.040 Standards.

In an RM zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots less than five thousand square feet is subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of limited triplexes shall be in conformance with Section 17.90.090. The density of multifamily dwellings shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit, except that there is no density standard for multifamily dwellings used for long-term rental purposes (thirty days or more) and where a deed restriction is recorded preventing the multifamily dwelling from conversion to condominium use, or similar individual ownership arrangement, or use as a short-term rental pursuant to Chapter 17.77. The maximum density of motels and assisted living facilities shall be one unit per one thousand square feet of site area. The density of a motel project that includes motel units and dwelling units, other than a manager's unit, shall be cumulative. Example: a three unit motel in conjunction with a three-unit multifamily dwelling requires ten thousand square feet for the multifamily dwelling and three thousand square feet for the motel units. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).

B. Lot Dimensions.

1. Lot Width. Lot width shall be at least forty feet.

2. Lot Depth. Lot depth shall be at least eighty feet.

3. Front Yard. A front yard shall be at least fifteen feet.
4. Side Yard. A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.
5. Rear Yard. A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.
6. Motel Yard Requirements. Yard requirements shall not apply to motels or hotels, except as to yards abutting the ocean shore and clear vision area requirements.
7. Yard Abutting the Ocean Shore. For lots abutting the ocean shore any yard abutting the ocean shore shall conform to the requirements of Section 17.42.050(A)(6), Oceanfront setback.
- C. Lot Coverage. The lot coverage for a single-family dwelling, modular home or duplex shall not exceed ~~fifty percent.~~ the percentage found in Table Three.
- D. Floor Area Ratio. The floor area ratio for a single-family dwelling, modular home or duplex shall not exceed ~~0.6~~ the percentage found in Table Three, except that no single-family dwelling shall exceed 5,000 square feet in gross floor area.

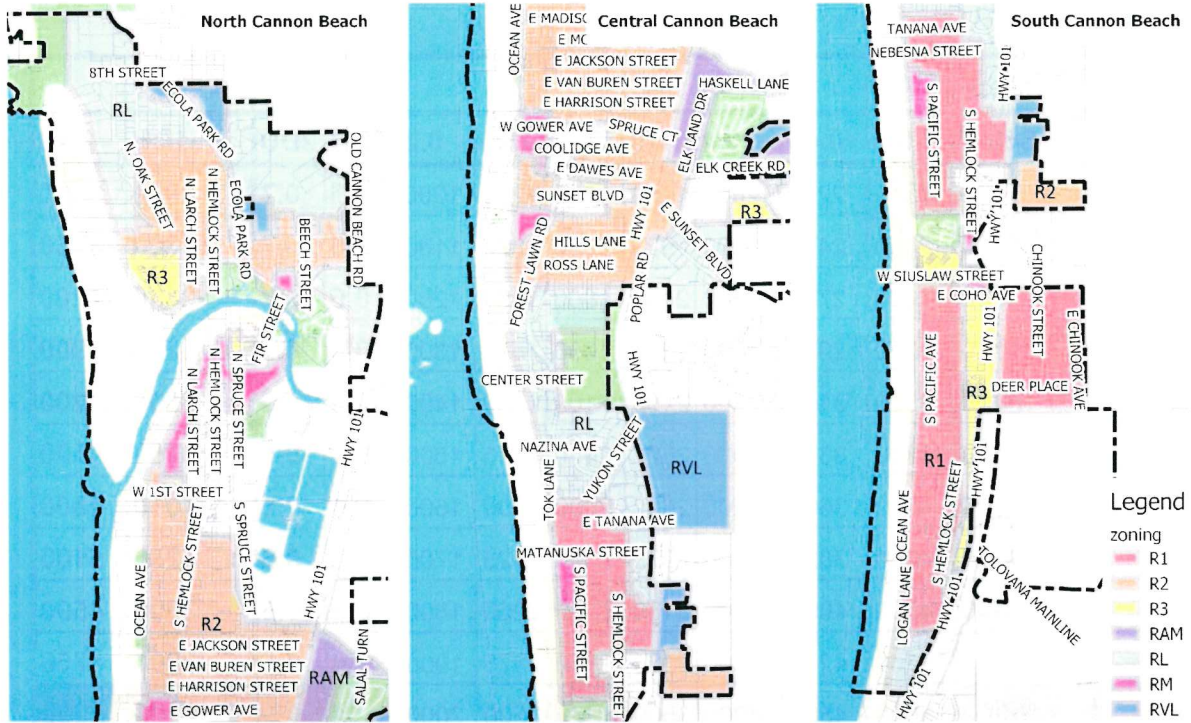
LOT SQFT	Lot Coverage	1stDUFAR	2ndDU+FAR
5000-6549	0.5	0.6	0.7
6500-8999	0.4	0.5	0.6
9000-13999	0.3	0.4	0.5
14000+	0.2	0.3	0.4

Table 3.

REFERENCE TABLE:

LOT COVERAGE								FAR		FASQFT	
SQFT	0.5	0.45	0.4	0.35	0.3	0.25	0.2	1DU	2DU	1DU	2DU
5000	2500	2250	2000	1750	1500	1250	1000	0.6	0.7	3000	3500
5500	2750	2475	2200	1925	1650	1375	1100	0.6	0.7	3300	3850
6000	3000	2700	2400	2100	1800	1500	1200	0.6	0.7	3600	4200
6500	3250	2925	2600	2275	1950	1625	1300	0.5	0.6	3250	3900
7000	3500	3150	2800	2450	2100	1750	1400	0.5	0.6	3500	4200
7500	3750	3375	3000	2625	2250	1875	1500	0.5	0.6	3750	4500
8000	4000	3600	3200	2800	2400	2000	1600	0.5	0.6	4000	4800
8500	4250	3825	3400	2975	2550	2125	1700	0.5	0.6	4250	5100
9000	4500	4050	3600	3150	2700	2250	1800	0.4	0.5	3600	4500
9500	4750	4275	3800	3325	2850	2375	1900	0.4	0.5	3800	4750
10000	5000	4500	4000	3500	3000	2500	2000	0.4	0.5	4000	5000
10500	5250	4725	4200	3675	3150	2625	2100	0.4	0.5	4200	5250
11000	5500	4950	4400	3850	3300	2750	2200	0.4	0.5	4400	5500
11500	5750	5175	4600	4025	3450	2875	2300	0.4	0.5	4600	5750
12000	6000	5400	4800	4200	3600	3000	2400	0.4	0.5	4800	6000
12500	6250	5625	5000	4375	3750	3125	2500	0.4	0.5	5000	6250
13000	6500	5850	5200	4550	3900	3250	2600	0.4	0.5	5200	6500
13500	6750	6075	5400	4725	4050	3375	2700	0.4	0.5	5400	6750
14000	7000	6300	5600	4900	4200	3500	2800	0.3	0.4	4200	5600
14500	7250	6525	5800	5075	4350	3625	2900	0.3	0.4	4350	5800
15000	7500	6750	6000	5250	4500	3750	3000	0.3	0.4	4500	6000
20000	10000	9000	8000	7000	6000	5000	4000	0.3	0.4	5000	8000
25000	12500	11250	10000	8750	7500	6250	5000	0.3	0.4	5000	10000

REFERENCE ZONING MAP



Residential Zoning Districts

