

TITLE 10  
CHAPTER 29

**COAST VILLAGE DISTRICT (CV)**

SECTION:

- 10-29-1: Purpose
- 10-29-2: Definitions
- 10-29-3: Permitted Buildings and Uses
- 10-29-4: Prohibited Buildings and Uses
- 10-29-5: Lot and Yard Provisions
- 10-29-6: Site Development Provisions

**10-29-1: PURPOSE:** The Coast Village District is intended to provide a quality environment for residential uses and other compatible land uses within the Coast Village development. Coast Village began as a campground and has evolved into a residential community that accommodates permanent and seasonal residents; it is a unique residential community that allows a blend of recreational vehicles and conventional single-family homes, surrounded by greenbelt buffers between each lot to maintain a park-like setting.

**10-29-2: DEFINITIONS:**

**GREENBELT** An area on a lot extending five feet (5') from the side and rear property lines for "natural vegetation" to grow, to serve as a visual screen and to protect privacy between adjacent lots.

**HEIGHT** The height of a structure is the vertical distance between the average finished grade at the base of the structure to the peak or crest of the roof of the structure.

**LOT** Any private land platted numerical lot within Coast Village, excepting Lot 4 Block 1 of Coast Village which shall not constitute a buildable lot for residential purposes; all numerical lots modified by lot line adjustment recorded prior to the effective date of this chapter and the following listed properties in which two parcels combined shall constitute one lot hereunder:

Coast Village First Addition: Lot 32, Block 2, and that real property described as PARCEL II in deed recorded at Reel 1489R, Reception #8752204 in Lane County Official Records (tax lots 200 and 301)

Coast Village Second Addition: Lots 12 & 13, Block 10 (tax lots 22200 and 22300); Lots 15 & 16, Block 10, (tax lots 21900 and 22000); Lots 12 and 13, Block 11 (tax lots 16500 and 16600); Lots 40 and 41, Block 2, (tax lots 17800 and 17900); Lots 42 and 43, Block 2, (tax lots 17600 and 17700); and

Coast Village Third Addition: Lots 14 and Lot C, (tax lots 1907 and 1908) and Lots 6 and Lot B, (tax lot 1905)

**NATURAL VEGETATION:** Vegetation indigenous to the Florence region or other drought-tolerant species, which includes: Shore Pine, Fir, Hemlock, Spruce, Cedar, Rhododendron, Wax Myrtle, Manzanita, Madrone, Kinnikinic and Salal or as provided for in the City's plant list.

**PERMANENT DWELLING:** Site-built single-family dwelling; manufactured home, modular home, or other pre-manufactured home (no minimum floor area size); or mobile

structures such as park models, recreational vehicles and motor homes that cannot be easily driven or pulled from the site. Permanent dwellings may be occupied year-round or less.

**SCREENING OR BUFFERING:** Screening or buffering shall consist of sight-obscuring natural vegetation at least six feet (6') high, except as required by vision clearance.

**TEMPORARY DWELLING:** Mobile structures such as park model, recreational vehicle and motor home that can easily be driven or pulled from the site (i.e. wheels and tongue still attached). There shall be no obstructions that would prevent the easy removal of the structure. Obstructions include but are not limited to: attached accessory structures, accessory structures placed to block the mobile structure, in-ground vegetation or landscaping, retaining or landscaping walls, foundation, hard-wired utilities, and hard-piped utilities. Temporary structures may be occupied year-round or less.

**10-29-3: PERMITTED BUILDINGS AND USES:**

- A. One permanent or temporary dwelling per lot.
- B. In addition to the dwelling allowed by A (above), one mobile structure may be permitted for use as guest quarters for up to six months in a twelve month period, if there are at least two parking spaces on a lot in addition to the parking area for the mobile structure.
- C. Accessory structures such as ramadas, cabanas, patio slab, carport or garage and multi-purpose/storage buildings, when built on a lot in conjunction with A above.
- D. Gardens and greenhouses for the raising and harvesting of fruit, vegetables and flowers for noncommercial use.
- E. Recreation and community facilities for use of Coast Village residents or guests and management staff.
- F. Home occupations that do not require customer roadway traffic within Coast Village.

**10-29-4: PROHIBITED BUILDINGS AND USES:**

- A. Accessory Dwelling Units

**10-29-5: LOT AND YARD PROVISIONS:**

- A. No partitions or lot line adjustments are allowed.
- B. Lot Coverage: The maximum coverage by all enclosed structures shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all impervious areas, including all structures and paved surfaces (excepting Home Owner Association streets and roads encroaching on private lots) shall not exceed sixty five percent (65%) of the lot area.
- C. Yard and Buffer Regulations: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and buffer regulations shall be indicated below:
  - 1. Front Yards: All dwellings and structures shall be set back at least twenty feet (20') from the front property line unless the street pavement encroaches onto the lot, then the dwelling portion of the structure may be setback a minimum of ten feet (10') from the closest edge of pavement and the garage or carport shall be set back twenty feet (20') from the closest edge of pavement.
  - 2. Side Yards: A greenbelt buffer of not less than five feet (5') shall be maintained on each side of the lot. All dwelling units shall be set back not less than eight feet (8') from the side

property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the side property line.

3. Rear Yards: A greenbelt buffer of not less five foot (5') shall be maintained on the rear yard of a lot. All dwelling units shall be set back not less than ten feet (10') from the rear property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the rear property line.
4. Propane Tank Setbacks: Unless otherwise stipulated by the fire code, propane tanks shall be set back not less than three feet (3') from all greenbelts and vegetation.

**10-29-6: SITE DEVELOPMENT PROVISIONS:**

- A. Building or Structural Height Limitations: All structures are limited to a single story and shall not exceed sixteen feet (16') in height.
- B. Fences: Coast Village development perimeter fencing shall comply with Code Section 10-34-5 of this Title.
- C. Vision Clearance: Shall be ten feet (10'). Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.
- D. Off-Street Parking: Dwellings shall have at least two (2) permanent parking spaces on-site. Such a parking space area, garage or carport shall provide for the ingress and egress of standard size automobiles at least nineteen feet long and nine and one-half feet wide (19' x 9 ½'). The Building Official may allow one permanent parking space if he determines a second parking space is not physically feasible. The required on-site parking space may be uncovered and gravel driveways and parking spaces are allowed. Regular off-street parking is allowed within the front yard setback. These requirements supersede any conflicting requirements in Section 10-3 of this Title.
- E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Title.
- F. Landscaping: A five foot (5') greenbelt buffer consisting of natural vegetation shall be maintained on the side and rear yards of a lot in order to provide screening and privacy between adjacent lots. The green belt buffer shall consist of sight-obscuring natural vegetation at least six feet (6') high, except as necessary to accommodate vision clearance requirements.
- G. Applicable Building and Fire Codes shall be met.

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