

SUMMARY OF FLORENCE CODE AS IT APPLIES TO COAST VILLAGE

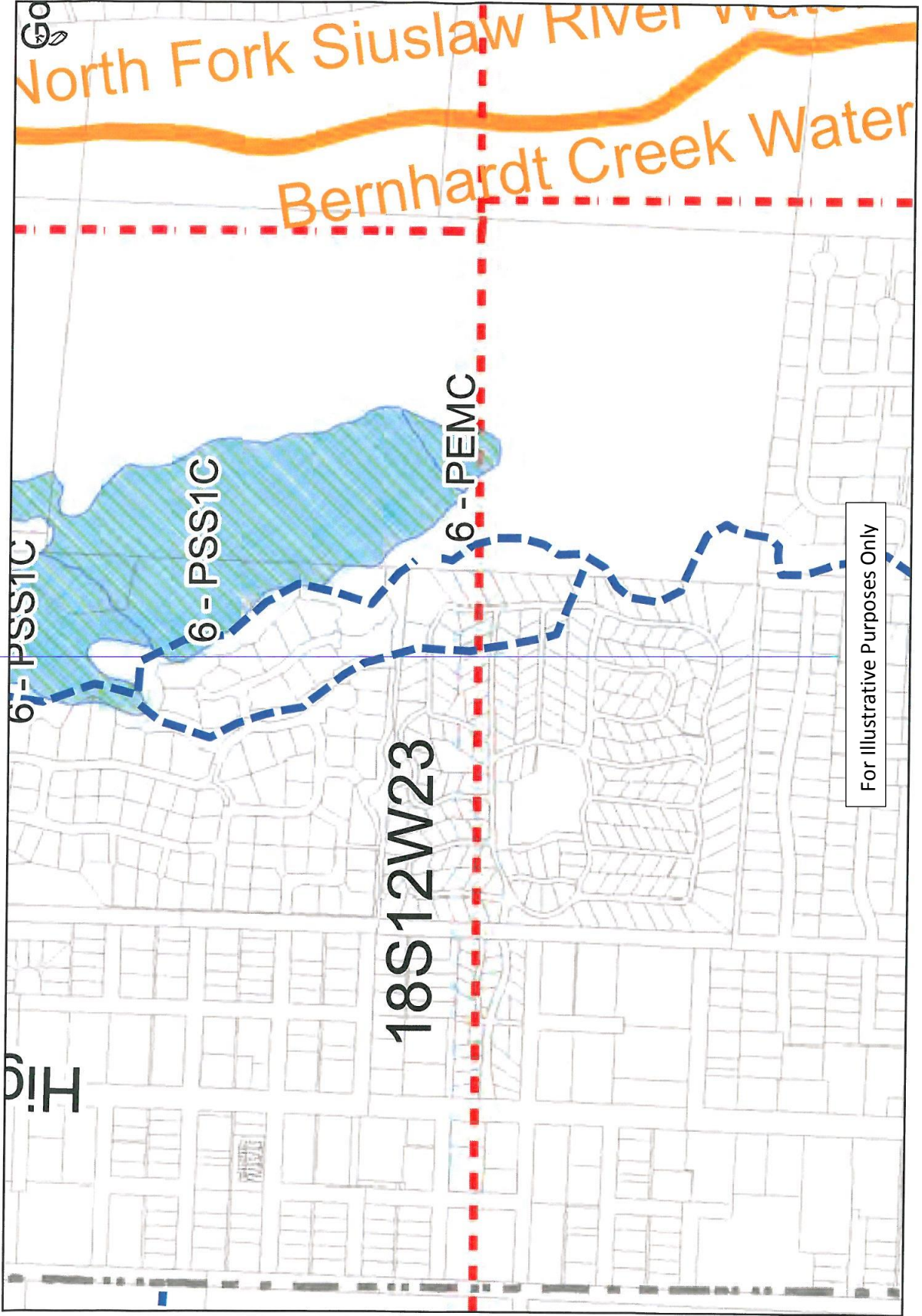
Munsel Creek & Side Channel Properties

In addition to FCC Code regarding Coast Village specifically (FCC 10-29), properties along Munsel Creek and side channel are required to adhere to Development Standards for Wetlands and Riparian Areas (FCC 10-7-4) created under Ordinance No. 2, Series 2013 (effective 10-5-13).

- Existing “lawfully constructed” structures can be replaced anywhere in a riparian area or wetland buffer zone without a land-use permit, just a building permit (if necessary), as long as no additional riparian surface is disturbed. **For Coast Village, all existing structures as of September 5, 2013 are deemed “lawfully constructed” for the purposes of wetland and riparian area development standards (FCC 10-7-4-D).**
- **Residents of Coast Village with property abutting a riparian or wetland area may have their setback reduced by 50% (up to 25 feet from the creek) through Administrative Review as long as native plants are planted.** The staff from the Siuslaw Watershed Council and Siuslaw Soil and Water Conservation District may assist property owners at no cost. This assistance was made possible through an EPA grant (FCC 10-7-4-J).
- If you are unable to build a 27 foot by 50 foot home within your property setbacks (in Coast Village, the reduced setback area), you may do so through Administrative Review if your build site is further than 20 feet from the creek. A Hardship Variance is needed for structures closer than 20 feet from the creek, but for Coast Village properties only, **the Variance fee is waived (FCC 10-7-4-L).**
- You may apply to the Planning Commission for a Hardship Variance, subject to the proposed standards, to allow proposed new structures within the required setback by demonstrating that it is necessary in order to otherwise develop your property, i.e. where strict adherence to the applicable standards or requirements would effectively preclude a use of your parcel that could be reasonably expected to occur in the zone and render the parcel “unbuildable.” **As a Coast Village owner, your Variance fee will be waived (FCC 10-7-4-J).**

In an effort to support Coast Village property owners in developing their parcels, the Code amendments that resulted from Ordinance No. 2, Series 2013 have provided less strict requirements than the previously existing code entailed.

If you have any further questions about developing your lot, you may contact the City of Florence Planning Department, located at 250 Highway 101, at (541) 997-8237 or by contacting Glen Southerland, Planning Technician at glen.southerland@ci.florence.or.us. The Florence City Code can be accessed at www.ci.florence.or.us/council/city-code.



North Fork Siuslaw River Water

Bernhardt Creek Water

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6 - PSS1C

6 - PEMC

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For Illustrative Purposes Only