



Coast Village Property Owners Corporation

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Thank you for your interest in Coast Village. A major character of Coast Village is natural vegetation greenbelts separating lots and providing privacy. We are very proud of these greenbelts and want to protect, foster, and repair them. They are required on the sides and rear of all lots (with a few exceptions) extending 5 feet into the property and should be as dense as possible and at least 6 feet tall. Nothing else is permitted in these areas.

As a new owner, you will be expected to maintain and repair any damaged greenbelts to the best of your ability.

Coast Village is a beautiful oasis within Florence city limits and we hope you will join our community and preserve our special place.

Below are some greenbelt explanation excerpts from various Coast Village and City of Florence documents to help you understand our regulations.

## **CC&Rs (1997)**

### **ARTICLE 9**

#### **General Provisions**

**9.3** Encroachments: Except as otherwise allowed by the Board of Directors, no encroachments over property lines or into the greenbelt as defined in 10.2A shall be allowed. The Corporation may remove any such encroachments and assess the Lot Owner for removal costs and related administrative costs upon the Lot Owner's failure to comply with the Boards' notice to remove the same.

### **ARTICLE 10**

#### **Architectural Standards**

**10.0** Zoning Regulations: Coast Village is a unique "Planned Unit Development" formed and operated under "Title 10" of the zoning regulations of the City of Florence, Oregon. Development of Coast Village is controlled by the standards and restrictions of the "single family residential district" except where higher standards or specific variances from the "Title 10" restrictions are stated in the Amended and Restated Declaration and Bylaws.

**10.1** Purpose: Every Lot Owner, by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of this Article.

**10.2** Design Standards: The following design standards shall apply to Coast Village:

- A. **Greenbelt:** The primary design feature which makes Coast Village a unique Planned Community is the specifications of greenbelts to serve as a visual screen and to protect privacy between adjacent lots. Side and rear setbacks are to be developed and maintained as greenbelts. Greenbelts may not be used for lot development, storage or lot access other than emergency. Greenbelts are generally determined by the setback requirements. Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained. Driveways are excluded. A three (3) foot walkway between the greenbelt and dwelling unit must be kept cleared by order of the Fire Marshall.

## **Rules and Regulations (2014)**

### **Lot Appearance:**

**Native Vegetation/Greenbelts:** Natural vegetation indigenous to the Florence region or other drought-tolerant species shall comprise the Greenbelt. The Greenbelt and its regulation form an important part of the culture in Coast village. It protects privacy, enhances appearance and improves property values.

Greenbelts serve as a visual screen to protect privacy between adjacent lots. Greenbelts may not be used for lot development, storage or lot access other than emergency. Greenbelts are generally determined by the setback requirements. Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained. Driveways are excluded. A three (3) foot walkway between the greenbelt and dwelling unit must be kept clear by order of the Florence Fire Marshall. The Board may impose a fine for non-compliance. Conditional waivers from the Board of Directors allowing Greenbelt encroachments may be granted.

## **ARC Policies & Procedures (2010)**

### **Definitions**

**Greenbelt:** An area on the lot, of five (5) feet extending from the property line on each side and the rear of the property for "natural vegetation" to grow, to serve as a visual screen and to protect privacy between adjacent lots (CVPOC CC&Rs § 10.2 A).

**Natural Vegetation:** Vegetation indigenous to Coast Village and the Florence City environment which is drought tolerant; those wood plant species native to this region which includes, but is not limited to: Shore Pine, Fir, Hemlock, Spruce, Cedar, Rhododendron, Wax Myrtle, Manzanita, Madrone, Kinikinic, and Salal. (Florence City Code 4-6-2 Definitions). Non-natural vegetation that is equal in drought tolerance may be allowed with ARC committee and/or CVPOC Board of Directors approval.

**Screening or Buffering:** Screening or buffering shall be a sight-obscuring evergreen, or other suitable planting at least six (6) feet high (Florence City Code 10-12-3-2-M).

# **ARC Guidelines (2010)**

## **Restrictions**

### 1. Greenbelt restrictions

Greenbelts are defined as an area on the lot extending five (5) feet from the property line inward on each side and rear of the property. Greenbelts are composed of Natural Vegetation\*, and serve as a Screening or Buffering\*\* to protect privacy between adjacent lots. Greenbelts may **not** be used for lot development, storage, driveways or developed parking areas or lot access other than emergency (CVPOC CC&R's 10.2.A). Any structure, including paving located within the greenbelt area must be removed, or lack of greenbelt required on sides and rear of property must be planted before any permits will be authorized for any construction a lot.

\* The definition of Natural Vegetation for the purposes of this document is as follows: Vegetation that is indigenous to Coast Village and the Florence City environment which is drought tolerant. A partial list of those wood plant species native to this region include: Shore Pine, Fir, Hemlock, Spruce, Cedar, Rhododendron, Wax Myrtle, Manzanita, Madrone, Kinikinic, Salal and other associated plants (Florence City Code 4-6-2 Definitions). Non-natural vegetation that is equal in drought tolerance may be allowed with ARC and CVPOC Board of Directors approval.

\*\* Screening or Buffering shall be a sight-obscuring evergreen or other suitable planting at least six (6) feet high.

### 3. Setback Restrictions

Side Yards: A greenbelt of not less than five (5) feet shall be maintained on each side of the lot. The CVPOC Board of Directors will tolerate no other use of this area.

Rear Yard: A greenbelt of not less than five (5) feet shall be maintained on the rear of the lot. Permanent dwelling units shall be set back not less than ten (10) feet from rear property line.

### 5. Fences Restrictions

Fences will not be higher than six (6) feet, and will not be higher than three (3) feet within twenty (20) feet of road. No electric, barbed or razor wire fence is permitted on any property within Coast Village (Florence City Code 10-2-14).

## **Procedures for the Application Process**

The lot owner(s) will inspect greenbelt areas to insure they meet the requirements stated under Greenbelt Restrictions. No application will be approved by the ARC until the greenbelt areas meet these requirements, or the owner(s) sign a statement that the greenbelt will be replaced within 30 days of completion of the project, or the expiration date on the ARC Construction Permit, whichever is sooner.

A STOP WORK ORDER (red) shall be issued if: (a) any lot owner is found to be constructing without approval from the ARC or (b) any lot owner is found to be removing or cutting any vegetation in any area that is a greenbelt. Any representative of the ARC has the authority to issue a STOP WORK ORDER pursuant to violations of CVPOC governing documents.

**City Zoning (2012)**  
**TITLE 10**  
**CHAPTER 29**  
**COAST VILLAGE DISTRICT (CV)**

**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.

**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.

**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.

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

**C. Yard and Buffer Regulations:**

**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.

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

**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.