

Routine Program Change

Seeking to Incorporate the City of Lincoln City Comprehensive Plan and Municipal Code (Zoning Ordinance) into the Oregon Coastal Management Program

March 6, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval from the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) to incorporate the current versions of the **City of Lincoln City Comprehensive Plan; Chapter 16, Subdivisions, and Chapter 17, Zoning, of the City of Lincoln City Municipal Code** into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation of these provisions is a Routine Program Change to the OCMP. This analysis identifies and describes the enforceable policies of these documents and explains why they constitute Routine Program Changes as described in 15 C.F.R. Part 923

After Lincoln City's City Council adopted the Comprehensive Plan and related chapters of the municipal code, the Land Conservation and Development Commission (LCDC) acknowledged the plans as being in compliance with the Statewide Planning Goals on July 19, 1984. OCM approved these documents as components of the OCMP on December 27, 1985. Since OCM approval, the City has updated various provisions. The State of Oregon, through DLCD, has approved the updates. DLCD is now submitting to OCM the current versions of the plan and code, which include all changes subsequent to OCM's 1985 approval. The city's comprehensive plan and code apply to those parts of the Siletz Bay estuary within city jurisdiction.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program by summarizing the key elements of Oregon's land use planning system and statewide planning goals, including the relationships between state requirements and local land use plans and regulations, and between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the City of Lincoln City comprehensive plan and municipal code that DLCD seeks to incorporate into the OCMP. Section IV analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section V contains a table of all City of Lincoln City enforceable policies that Oregon seeks to incorporate into the OCMP.

II. Framework for Oregon's Approved Coastal Management Program

A. Oregon's land use planning program: state-local relationship

As noted in OCM's review and approval of the Oregon Coastal Management Program in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that local governments, with state oversight, balance conservation and development of coastal and other resources via statewide goals for land use planning. Local governments, such as Lincoln City, are required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with those state-approved goal-based plans. Since the mid-1980s, the LCDC has found the plans and ordinances of all cities and counties in Oregon to be in compliance with the goals, thus providing the state with more

than 25 years of a functional statewide land use program based on local implementation of state goals. The state, through the LCDC and DLCDC, also reviews changes to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

The nineteen statewide planning goals (<http://www.oregon.gov/LCD/goals.shtml>), which are adopted as administrative rules (Oregon Administrative Rules Chapter 660, Division 015), express the state's policies on land use and (along with additional administrative rules) provide standards for local land use planning and decision-making. Some goals set standards for how certain types of land are to be planned and zoned; for example, Goal 18 sets specific standards for development on various types of dunes. NOAA/OCM has approved these statewide planning goals and related administrative rules as core components of the OCMP.

The central purpose and requirements of the statewide planning goals are:

Goal 1 CITIZEN INVOLVEMENT: requires local governments to provide "the opportunity for citizens to be involved in all phases of the planning process;" requires each city and county to have a citizen involvement program and a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Goal 2 LAND USE PLANNING: outlines procedures for planning; specifies elements of comprehensive planning and requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's policies; requires local land use decisions to conform with adopted comprehensive plan and ordinances.

Goal 3 AGRICULTURAL LANDS: defines "agricultural lands;" requires counties to inventory soil types and designate such lands as agricultural lands based on soil type and actual use and to "preserve and maintain" those lands through zoning.

Goal 4 FOREST LANDS: defines "forest lands;" requires counties to inventory forest capability, identify forest land, and adopt policies and ordinances to "conserve forest lands for forest uses."

Goal 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES: requires local plans to address more than a dozen natural and cultural resources (e.g. wildlife habitats, wetlands, historic sites); establishes a process for each resource is to be inventoried and evaluated by local governments; creates options for local governments to protect identified significant resources.

Goal 6 AIR, WATER AND LAND RESOURCES QUALITY: requires local comprehensive plans and ordinances to be consistent with state and federal regulations on solid waste, groundwater pollution, municipal sewerage discharge, air emissions, etc.

Goal 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: seeks to protect development from natural hazards (e.g. floods, landslides, and erosion); requires jurisdictions to use hazard inventories supplied by state agencies and apply "appropriate safeguards" (i.e. floodplain zoning) to those areas.

Goal 8 RECREATION NEEDS: requires jurisdictions to plan for recreational opportunities based on an inventory of recreational resources, evaluation of areas and facilities for recreation, and projected demand for recreation.

Goal 9 ECONOMY OF THE STATE: calls for diversification and improvement of the economy; requires local jurisdictions to inventory existing and potential commercial and industrial lands, determine future needs for such lands, and plan and zone lands sufficient to meet those needs.

Goal 10 HOUSING: specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Goal 11 PUBLIC FACILITIES AND SERVICES: calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection; links provision of new services to urbanization policies in Goal 14.

Goal 12 TRANSPORTATION: aims to provide "a safe, convenient and economic transportation system;" requires consideration of multiple transportation modes; links funding for transportation facilities to transportation plans.

Goal 13 ENERGY: seeks to use land use plans to control development to "maximize the conservation of all forms of energy, based upon sound economic principles."

Goal 14 URBANIZATION: requires cities to work with counties to estimate future population growth and related needs for land in unincorporated areas and to jointly designate sufficient land to meet those needs; requires each city jointly with its county, to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

Goal 15 WILLAMETTE GREENWAY: pertains only to those jurisdictions that touch on or include the Willamette River Greenway; not applicable in the Coastal Zone.

Goal 16 ESTUARINE RESOURCES: establishes state-level estuary classification system and designates each of 22 estuaries into one of four categories: Natural, Conservation, Shallow-draft Development, and Deep-draft Development; establishes planning and management requirements for each category; specifies land uses and activities permissible in those areas; emphasizes habitat protection; links closely to Goal 18.

Goal 17 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed; emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

Goal 18 BEACHES AND DUNES: specifies planning standards for protecting or developing various types of dunes; prohibits most development on beaches and active foredunes; prohibits ocean shorefront protective structures for most development built after 1977; establishes standards for dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19 OCEAN RESOURCES: seeks to "conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf;" creates basis for planning and management of state ocean waters through the state Territorial Sea Plan; establishes requirements for state agencies rather than cities and counties.

C. The Oregon Coastal Management Program

NOAA's 1977 approval of the Oregon Coastal Management Program pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on the understanding that "the central authority by which Oregon will

implement the program is SB 100” (subsequently codified as ORS Chapter 197). NOAA approval also included the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed and approved, and which OCM approved for incorporation into the OCMP via routine program changes.

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS Chapter 197, which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. Many local plan changes are minor in nature and do not involve substantive policy changes. Although the underlying policies have not substantively changed, DLCD would like to incorporate the most recent versions of the plan and code in to the OCMP. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies.

III. Comprehensive Plan and Municipal Code Chapters Incorporated as Enforceable Policies

While DLCD seeks to incorporate the entire Lincoln City Comprehensive Plan and Chapters 16 and 17 of the Lincoln City Municipal Code into the OCMP, DLCD has identified specific sections of each to be used as “enforceable policies” for federal consistency purposes. As required by 16 USC 1453(6a) and OCM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are briefly discussed in subsections A and B, below, and listed in table form in Section V.

DLCD is submitting enforceable policies contained in the following documents:

- [City of Lincoln City Comprehensive Plan](#)
- [City of Lincoln City Municipal Code Chapter 16](#)
- [City of Lincoln City Municipal Code Chapter 17](#)

A. LINCOLN CITY COMPREHENSIVE PLAN

The city’s comprehensive plan establishes the basis for land use regulation throughout the city. Many of the policy statements in the city’s plan are directed at the city itself and frame future actions that the city will take to implement the plan, code, functional plans, and steps. As such, they are not “enforceable” in the meaning of 16 USC 1453(6a). However, DLCD has indicated some of these as “enforceable” because they are necessary policy context for plan provisions that more clearly meet the criteria of 16 USC 1453 (6a) and OCM guidance.

NOTES: The City of Lincoln City Comprehensive Plan is a lengthy document that includes relatively few enforceable policies for purposes of this submittal. The DLCD acquired a copy of the plan in Adobe Acrobat PDF format that enabled DLCD to highlight in yellow those enforceable policies for which it seeks approval. The comprehensive plan is not codified into a

numeric or alphabetic classification system. DLCD has included the page numbers (PDF page number) for the cited policies to aid in identifying the specific policies.

PUBLIC SERVICES AND UTILITIES

Drainage Policies (p.24)

1. Requires adequate drainage facilities in conformance to city Master Drainage Plan in new development;
2. Requires provision of for adequate storm drainage in new subdivisions;
4. Requires that natural drainage ways must be maintained where possible
6. Requires catch basins in certain circumstances.

Parks and Recreation Policies (p. 25)

4. Establishes policy of preserving public access to ocean beaches and viewpoints, describes circumstances for exceptions.

URBANIZATION

Urbanization Policies (p. 28)

4. Requires redivision plan to accompany plans for subdivisions and partitions.

NATURAL HAZARD

Natural Hazard Policies (p. 30)

1. Requires engineering geologist review of development in identified hazard areas prior to approval; establishes requirements for geologic report.
2. Specifies additional standards for shorelands, beaches, dunes, or flood areas.
3. Applies shoreland policies to structures to protect shorelands, beaches, and dunes.
4. Requires developer to bear costs of report.

AESTHETICS

Aesthetic Policies (p. 35)

- 3a. Requires work plan to protect visual and aesthetic qualities for development within 100 feet of scenic viewpoint or area.

SHORELAND, BEACHES, DUNES, ESTUARY & OCEAN RESOURCES

Shoreland, Beaches, Dunes, Estuary and Ocean Resources Policies (p 47)

1. Designates certain areas as Coastal Shorelands.
2. Requires protection of certain riparian areas and establishes setback distance.
3. Requires dredged materials from areas within city to be deposited in disposal and mitigation sites identified in the Lincoln County Estuary Management Plan.
4. Requires geotechnical analysis prior to any development activity in any beach or dune area and specifies requirements for the report.
5. Requires approval of development in beach or dune area to be supported by geotechnical analysis demonstrating compliance with certain standards.
6. Prohibits development on certain dune and beach features; provides specific exception.
7. Prohibits breaching of foredunes.
10. Prohibits use of groundwater as primary water source for development; allows other limited uses upon approval of state permits.

15. Limits community pier and docking facilities in Siletz Bay to Taft area and specifies approval standards.
16. Requires permit from state Department of State Lands as well as city permit prior to filling or removing greater than 50 cubic yards within identified wetlands.
18. Requires ocean erosion control structures to be consistent with certain state statutes.
22. Prohibits development on beach and dune areas until review by qualified engineer or engineering geologist; specifies standards for review.
23. Requires city permit prior to shoreland protection projects; requires plan prepared by registered engineer or engineering geologist. Specifies that non-structural means of erosion control are preferred; requires shoreland protection structures to conform to requirements of Environmental Overlay Zone.

DEVELOPMENT CATEGORIES (pp. 52-54)

Designates land use categories throughout the city:

1. Professional Campus District (P-C);
2. Commercial Recreation District (R-C);
3. General Commercial District (G-C);
4. Planned Industrial District (P-I);
5. Planned Development District (PUD);
6. Low Density Residential District (R-10);
7. Medium Density Residential District (R-7.5);
8. Single Family Residential District (R-5);
9. High Density Residential District (R-M);
10. Natural Resource Overlay Zone (NR);
11. Open Space Zone (OS);
12. Park Zone (P);
13. Taft Village Core District (TVC);
14. Oceanlake Plan District;
15. Nelscott Plan District.

LINCOLN CITY ESTUARY MANAGEMENT PLAN

The City of Lincoln City has adopted portions of the Lincoln County Estuary Management Plan (hereinafter estuary plan or plan) that OCM approved in 1984 as part of the original Lincoln County submission and that apply to those parts of the Siletz Bay estuary within city jurisdiction. These plan provisions, identified in this submittal as enforceable policies, have not been amended since 1984.

Overall Management Policies (p. 61)

Policies 1 – 5 establish the policy framework for coordinated conservation and development of areas of the Siletz Bay estuary within city jurisdiction.

Management Classes and Permitted Use Definitions (pp. 63 – 64)

These provisions (excerpted from Part IV of the Lincoln County Estuary Management Plan) describe Permissible and Conditional Uses for the two management classes that apply to city portions of Siletz Bay estuary:

- Natural Management Units; and

- Conservation Management Units

Estuarine Use Standards

Specifies standards to be applied to all new uses and activities in Siletz Bay estuary. Gives standards for the following uses:

- Structures (p. 65)
- Dredging (p. 67);
- Shoreline Stabilization (p. 68);
- Fill (p. 68);
- Marina and Port Facilities (p. 69);
- Aquaculture (p. 70);
- Mineral and Aggregate Extraction (p. 70)
- Dikes (p. 71);
- Outfalls (p. 71);
- Submerged Crossings (p. 71);
- Restoration (p. 72);
- Excavation (p. 72);
- Dredged Material Disposal (p. 72); and
- Water Handling of Logs (p. 73).

Management Units (pp. 75 – 77)

Lists three management units in Siletz Bay estuary within city jurisdiction and specifies management classification, objectives, and policies for each:

Mitigation and Restoration (p. 83)

Identifies one estuary mitigation site for the Siletz Bay estuary.

Plan Implementation (pp 85 – 87)

Specifies requirements for applying use standards to local review of proposed permitted and conditional uses within the estuary.

Definitions (pp. 102 – 105)

Although not enforceable policies in themselves, definitions serve to clarify the meaning and application of terms used in enforceable policies.

B. LINCOLN CITY MUNICIPAL CODE

Note: DLCD has compiled the subdivision and zoning ordinances from individual files downloaded from the city’s website <http://www.codepublishing.com/OR/LincolnCity/>. DLCD converted the files to Word, and combined them into a single volume per chapter. Because of Chapter 17’s length, DLCD included a Table of Contents that hyperlinks to sections containing enforceable policies (highlighted in yellow).

Chapter 16: Subdivision Ordinance

Chapter 16 of the city’s Municipal Code contains regulations regarding the creation and development of subdivisions and partitions of land. Most of these provisions, while enforceable

for purposes of regulating new development in the city, are not applicable to federal consistency reviews. DLCDC wishes to incorporate the following three policies as enforceable policies for federal consistency purposes:

16.04.040 – Definitions: defines terms that, while not enforceable policies *per se*, are necessary to interpret and apply other enforceable policies throughout Chapter 16.

16.16.010 – Required Improvements: specifies a list of improvements to be installed at the expense of the subdivider or partitioner.

16.16.030 – Surface drainage and storm sewer system: requires installation and connection of surface drainage and storm sewer facilities.

16.16.040 – Sanitary Sewers: requires installation and connection of sanitary sewers in a subdivision or partition; provides exception.

Chapter 17: Zoning Ordinance

Chapter 17 of the city’s Municipal Code implements the Comprehensive Plan by providing criteria that govern specific land uses within the city boundaries. DLCDC seeks to incorporate the following policies as enforceable policies for federal consistency purposes:

Chapter 17.08 – Definitions: defines terms that, while not enforceable policies *per se*, are necessary to interpret and apply other enforceable policies throughout Chapter 17.

Chapter 17.12 – Zoning Districts Established: establishes 14 land use zoning districts; references location of zones to official city zoning map; sets out methods for interpreting boundaries. The City’s zoning map is available online at http://www.lincolncity.org/index.asp?SEC=93C081CF-8169-49F6-97C8-0B88E0450A8F&Type=B_BASIC.

Chapters 17.16 – 17.44 specify uses permitted outright, uses allowed with conditions, specific restrictions, lot requirements, and other requirements for the following zones:

- Single Family Residential (R-1)
- Multiple Family Residential (R-M)
- Professional Campus (PC)
- Recreational Commercial (R-C)
- General Commercial (G-C)
- Nelscott Plan District (NPD)
- Planned Industrial (PI)
- Park (P)
- Open Space (OS)
- Marine Waterway (M-W)

Chapter 17.45 – Taft Village Core Zone: contains enforceable policies that apply specifically to development and redevelopment in the core area of the Taft community and that act, in effect, as a mini-plan and zoning ordinance for Taft Village. Note that Table 17.45.050 is formatted

incorrectly due to digital conversion processes but is displayed correctly on the city website <http://www.codepublishing.com/OR/LincolnCity/>.

Chapter 17.46 – Natural Resource Overlay (NR) Zone: contains enforceable policies that apply to development and uses within the Natural Resource Overlay Zone; policies are applied to areas with riparian and other natural resources covered by Statewide Planning Goal 5, Natural Resources.

Chapter 17.47 – Natural Hazards, Beaches, and Dunes: specifies regulations for review and approval of development in identified hazard areas, ocean beaches, and dune areas.

Chapter 17.48 – Aesthetic, Historic, and Archaeological Sites: specifies regulations for development in areas the city has identified as being of aesthetic, historic, or archaeological importance.

Chapter 17.50 – Oceanlake Plan (OP) District: contains enforceable policies for development and redevelopment of land in the Oceanlake Planning District, including definitions of terms, land use standards for each of three overlay zones in the district, general land use standards, and exterior design standards.

Chapter 17.52 – Supplementary Regulations and Exceptions (specific subchapters only):

17.52.210 – Planned Unit Development: regulates master-planned development in any residential or commercial zone.

17.52.220 – Tree protection and removal: regulates the protection, removal, and replacement of trees.

17.52.230 – Public infrastructure improvement requirements: regulates construction of public infrastructure.

17.52.270 – Wireless communication facilities: regulates the design, siting, construction, and operation of wireless communication facilities

Chapter 17.60 – Conditional Use: provides standards for approving a conditional use (a use that may be needed due to special conditions or characteristics of a site).

Chapter 17.64 – Nonconforming Use: specifies regulations and standards for approving a pre-existing nonconforming site, structure, or use.

Chapter 17.68 – Variances: allows for a variance from standards otherwise required for a use.

Chapter 17.80 – Provisions Applying to Special Uses: regulations and standards applying to ten specific special uses, including schools, automobile service stations, small wind energy systems and small solar energy systems.

IV. This Action is a Routine Program Change

The incorporation of the enforceable policies listed above of the current City of Lincoln City Comprehensive Plan and Municipal Code into the OCMP does not substantially alter any of the five program areas detailed in 15 CFR 923:

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the City of Lincoln City Comprehensive Plan and Municipal Code approved by OCM in 1985. The State of Oregon requires the plan and ordinance to implement Oregon's statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and ordinance must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated plan and ordinance into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

This action does not change the criteria for designating areas of particular concern, or areas for preservation or restoration. Statewide planning goals 16 through 18 set the criteria and procedures for establishing and managing estuarine areas (Goal 16), coastal shorelands (Goal 17), and beaches and dunes (Goal 18). The City of Lincoln City Comprehensive Plan and Municipal Code merely set policies and standards for designating and managing these areas within city jurisdiction.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of the City of Lincoln City. It does not change Oregon's inland or seaward coastal zone boundary, nor does it change the status of excluded lands.

4. Authorities and organization (Subpart E)

This action does not change Oregon's authority or organization, nor does it alter Oregon's administration of the OCMP. Oregon's land use system and statewide planning goals establish criteria and standards for local planning; the city plan and ordinance simply implement those standards.

5. Coordination, public involvement and national interest (Subpart F)

This action does not change any coordination, public involvement, or national interest provisions of the OCMP.

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate the following provisions of the City of Lincoln City Comprehensive Plan and Municipal Code into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies and that DLCD anticipates using for Federal Consistency review purposes.				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED:			mm/dd/year	mm/dd/year
City of Lincoln City Comprehensive Plan and Municipal Code Chapters 16 and 17	* DLCD seeks to incorporate the City of Lincoln City Comprehensive Plan (LCCP) and Municipal Code (LCMC), Chapters 16 and 17, into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS Chapter 197, LCCP ¹ , LCMC 17.04.030 ² (via City planning and permit process, hereinafter planning/permit process	1984-2015	1984-2015
COMPREHENSIVE PLAN				
Public Services and Utilities				
Drainage Policies 1, 2, 4, 6	Requires certain drainage infrastructure	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Parks and Recreation Policy 4	Preserves public access to ocean beaches, waterways	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Urbanization				
Urbanization Policy 4	Establishes UGB amendment as plan amendment	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015

¹ “The Comprehensive Plan of the City of Lincoln City...shall be the basis for specific implementation measures....The implementing measures provide the specific approval criteria applicable to individual land use decisions.”

² “Except as provided in Chapter 17.64 LCMC, no building or other structure shall be constructed, improved, altered, enlarged or moved, nor shall any use or occupancy of premises within the city be changed, nor shall any condition of or upon real property be caused or maintained, after the effective date of the ordinance codified in this title, except in conformity with conditions prescribed for each of the several zones established hereunder. It is unlawful for any person to erect, construct, establish, move into, alter, enlarge, use, or cause to be used, any building, structure, improvement or use of premises located in any zone described in this title contrary to the provisions of this title. Where this title imposes greater restrictions than those imposed or required by other rules or regulations or ordinances, the provisions of this title shall control.”

Natural Hazard				
Natural Hazards Policies 1, 2, 3, 4	Requires engineering geologist report for development in identified hazard areas	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Aesthetic				
Aesthetic Policy 3a	Protects visual-aesthetic qualities from development	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Shorelands, Beaches, Dunes, Estuary and Ocean Resources				
Policies 1-7, 10, 15, 16, 18, 22, 23.	Establishes specific requirements for development.	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Development Categories				
Categories 1 - 15	Establishes requirements for land use categories	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Estuary Management Plan				
Overall Management Policies 1 - 5	Establish framework for conserving and developing estuary areas within city jurisdiction	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Management Classes - Permitted Use Definitions	Permitted and conditional uses for Natural Management and Conservation Management units.	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Estuarine Use Standards	Specifies standards for 14 kinds of estuary uses to be applied during reviews of state or federal permits.	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Management Units	Creates three management units in Siletz Bay estuary	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Mitigation and Restoration	Specifies one mitigation site in Siletz Bay	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Plan Implementation	Requirements for applying local standards to proposed permitted and conditional uses	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Definitions	Defines terms used in enforceable policies in the plan	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
MUNICIPAL CODE Chapter 16 Subdivision				
16.04.040	Definitions	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
16.16.010	Required improvements	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
16.16.030	Requires storm and surface drain improvements	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
16.16.040	Requires sanitary sewer facilities	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015

MUNICIPAL CODE Chapter 17 Zoning				
17.08.010	Definitions	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.12.010	Establishes zoning districts	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.12.020	Establishes zoning locations	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.12.030	Establishes zoning boundaries	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.16 17.16.020 17.16.030 17.16.040 17.16.050 17.16.060 17.16.070 17.16.090 17.16.100	Requirements governing the Single-Family Residential (R-1) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.20 17.20.020 17.20.030 17.20.040 17.20.050 17.20.060 17.20.070 17.20.080 17.20.090 17.20.100	Requirements governing the Multiple-Family Residential (R-M) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.24 17.24.020 17.24.030 17.24.040 17.24.050 17.24.060 17.24.070 17.24.080 17.24.090	Requirements governing the Professional Campus (PC) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.28	Requirements governing the Recreation-Commercial (RC) zone	ORS Chapter 197;	07/19/1984	1984-2015

17.28.010 17.28.020 17.28.030 17.28.040 17.28.050 17.28.060 17.28.070 17.28.080 17.28.090 17.28.100		planning/permit process		
Chapter 17.32 17.32.010 17.32.020 17.32.030 17.32.040 17.32.050 17.32.060 17.32.070 17.32.080 17.32.090 17.32.100 17.32.110	Requirements governing the General Commercial (GC) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.34 17.34.005 17.34.010 17.34.020 17.34.030 17.34.040 17.34.050 17.34.060 17.34.080 17.34.090 17.34.100 17.34.110 17.34.120 17.34.130 17.34.140 17.34.150 17.34.160	Nelscott Plan District zoning and design requirements	ORS Chapter 197; planning/permit process	10/27/2008	2008-2014

Chapter 17.36 17.36.020 17.36.030 17.36.040 17.36.050 17.36.060 17.36.080	Requirements governing the Planned Industrial (PI) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.42 17.42.020 17.42.030 17.42.040 17.42.050 17.42.060	Requirements governing the Park (P) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.43 17.43.020 17.43.030 17.43.040 17.43.050	Requirements governing the Open Space (OS) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.44 17.44.020 17.44.030 17.44.040	Requirements governing the Marine Waterway (M-W) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.45 17.45.020 17.45.030 17.45.040 17.45.050 17.45.060 17.45.070 17.45.080 17.45.090 17.45.100	Requirements governing the Taft Village Core (TVC) zone and design district	ORS Chapter 197; planning/permit process	11/6/2000	2000-2014
Chapter 17.46 17.46.020 17.46.030 17.46.040 17.46.050 17.46.060	Requirements governing Natural Resource Overlay (NR) zone	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015

17.46.070 17.46.080 17.46.090 17.46.100				
Chapter 17.47 17.47.020 17.47.030	Requirements for Natural Hazards, Beaches and Dunes Overlay	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.48 17.48.020 17.48.030	Requirements for Aesthetic, Historic and Archaeological Sites	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.50 17.50.005 17.50.010 17.50.020 17.50.030 17.50.040 17.50.050 17.50.060 17.50.070 17.50.080 17.50.090 17.50.100 17.50.110 17.50.120 17.50.130 17.50.140 17.50.150 17.50.160	Requirements for Oceanlake Plan (OP) District	ORS Chapter 197; planning/permit process	09/10/2007	2007-2014
Chapter 17.52 (selected subchapters only)	Supplementary regulations and exceptions	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.52.210	Planned unit development	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.52.220	Tree protection and removal	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.52.230	Public infrastructure	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
17.52.270	Wireless communications	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015

Chapter 17.60 17.60.030 17.60.050 17.60.060 17.60.080 17.60.100	Conditional Use requirements	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.64 17.64.010 17.64.020 17.64.030 17.64.040 17.64.050 17.64.060	Nonconforming Situations	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.68 17.68.010 17.68.020 17.68.030 17.68.040	Variance requirements	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
Chapter 17.80 17.80.010 17.80.020 17.80.030 17.80.040 17.80.050 17.80.060 17.80.070 17.80.080 17.80.090 17.80.100	Provisions applying to special uses	ORS Chapter 197; planning/permit process	07/19/1984	1984-2015
REMOVED:				
City of Lincoln City Comprehensive Plan and Municipal Code			1984	1984