

Routine Program Change

Seeking to Incorporate the Coos County Comprehensive Plan and Zoning Ordinance Into the Oregon Coastal Management Program

October 1, 2013

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval from the National Oceanic and Atmospheric Administration (NOAA) Office of Ocean and Coastal Resource Management (OCRM) to incorporate the current versions of the **Coos County Comprehensive Plan (CCCP) and the Coos County Zoning and Land Development Ordinance (CCZLDO)** into the Oregon Coastal Management Program (OCMP). DLCD requests OCRM's concurrence that the incorporation 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. §923.84.

The Coos County Board of Commissioners adopted the CCCP and CCZLDO on April 4, 1985. The Land Conservation and Development Commission (LCDC) acknowledged the documents as being in compliance with the Statewide Planning Goals on September 12, 1985, and OCRM approved these documents as RPCs to the OCMP on January 8, 1991. Since OCRM's 1991 approval, the County has revised the CCCP and CCZLDO, partly in response to the state's "periodic review" requirements for local comprehensive plans and partly to implement other revisions the county has deemed necessary. The State of Oregon, through the LCDC and DLCD, has approved these revisions as complying with state requirements. DLCD is now submitting the current versions of the CCCP and CCZLDO for OCRM's approval.

For all portions of the county except for the Coos Bay estuary (the "Balance of County") DLCD is submitting the current version of the comprehensive plan for OCRM's approval. For components of the plan pertaining to Coos Bay (the *Coos Bay Estuary Management Plan*), DLCD is submitting only two changes to the plan that are substantive and may be germane to a federal consistency review; all other elements of the *Coos Bay Estuary Management Plan* remain unchanged and covered by OCRM's 1991 approval. DLCD is submitting the entire current zoning ordinance for incorporation into the OCMP, including all zoning provisions pertaining to the Coos Bay estuary.

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 CCCP and the CCZLDO that DLCD seeks to incorporate into the OCMP, while Section IV lists the changes to the Coos Bay Estuary Management Plan. Section V analyzes the five CZMA program approvability criteria potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section VI contains a table of all CCCP and CCZLDO provisions Oregon seeks to incorporate into the OCMP as enforceable policies.

II. Framework for Oregon’s Approved Coastal Management Program

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

As noted in OCRM’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 Coos County, 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 state-approved, goal-based plans. Since the mid-1980s, 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 DLCD, 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/OCRM 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 OCRM approved for incorporation into the OCMP via routine program changes.

Local land use plans and ordinances were expected to be reviewed and updated 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 CCCP and CCZLDO into the OCMP. The analysis below discusses the current plan policies and ordinance provisions that DLCD seeks to incorporate as enforceable policies.

III. CCCP and CCZLDO Sections Incorporated as Enforceable Policies

While DLCD seeks to incorporate the entire current Coos County Comprehensive Plan (CCCP) and Coos County Zoning and Land Development Ordinance (CCZLDO) 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 OCRM guidance, the enforceable

policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies are outlined in the attached table (Section VI) and discussed below.

The Coos County Plan and Zoning/Land Development Ordinance (ZLDO) are complex documents divided into various Volumes, Chapters, Parts, and Sections. DLCD is submitting enforceable policies contained in the following documents:

- CCCP Volume I, Part 1, Section 5: Balance of County (plan provisions pertaining to all areas of county except the Coos Bay estuary)
- CCCP Volume II, Part I, Sections 3 and 5: *Coos Bay Estuary Management Plan*
- CCCP Volume III, Part 1, Sections 4 and 5: *Coquille River Estuary Management Plan*
- CCZLDO Chapter 2: Definitions
- CCZLDO Chapter 3: Article 3.2: Supplemental Provisions
- CCZLDO Chapter 4, Articles 1 and 2: Zoning (Districts, Uses)
- CCZLDO Chapter 4, Article 3: Coquille River Estuary Management Plan Zoning
- CCZLDO Chapter 4, Article 4: Development Standards
- CCZLDO Chapter 4, Article 5: Coos Bay Estuary Management Plan Zoning
- CCZLDO Chapter 4, Articles 6 - 8: Overlay Zones and Special Considerations

DLCD is submitting these documents in two parts for approval as an RPC.

1. *Balance of County* (all areas except CCCP provisions constituting the *Coos Bay Estuary Management Plan*): DLCD is submitting all plan and ordinance provisions that meet the OCRM criteria for enforceable policies and are likely applicable to a federal consistency review. (Other approved plan and ordinance provisions not part of this submittal remain incorporated as per OCRM's 1991 approval.)
2. *Coos Bay Estuary Management Plan*: For the Coos Bay estuary, DLCD is submitting only those provisions of the *Coos Bay Estuary Management Plan* that meet the OCRM criteria for enforceable policies and that have changed since OCRM approval in 1991. The remaining policies in the estuary plan have not changed substantively since OCRM's 1991 approval, and will remain enforceable elements of the OCMP. DLCD is submitting all current enforceable policies in the Zoning/Development ordinance that carry out the Coos Bay Estuary Management Plan.

[NOTE: the attached county documents have been highlighted as follows: yellow - enforceable policies; green - titles of sections containing enforceable policies]

A. Coos County Comprehensive Plan (CCCP) Volume I Part 1 Section 5 (Balance of County)

Each of the following sub-sections contains a goal statement and plan implementation strategies that are the official policy statements of Coos County with respect to the issue or topic. Goal statements are general in nature, while strategies provide specific guidance to implement the goal. Despite the general language of the goal statements, they are the foundational policies for all subsequent strategies and associated regulations, including land use maps and zoning categories. Thus, on the attached documents highlighting enforceable policies DLCD has

highlighted these general enforceable goal statements as well as the more specific implementation strategies that implement the goal policy.

CCCP Vol. I Part 1 Section 5.2 Land Use & Community Development: This goal and implementing strategies set the stage for land use planning in Coos County. They articulate that the Plan is the legal basis for all land use and community development regulations in unincorporated Coos County, and specify the relationship between the CCCP's land use designations and implementing zones.

CCCP Vol. I Part 1 Section 5.3 Agricultural Land: Addresses Statewide Planning Goal 3 by requiring lands designated as agricultural lands to be preserved and maintained for farm use. Implemented by Exclusive Agriculture (EFU) and Rural Residential (RR-5) zones.

CCCP Vol. I Part 1 Section 5.4 Forest Land: Addresses Statewide Planning Goal 4 by requiring preservation of forest lands for production of wood fiber and other forest use; specifies implementation standards. Implemented by Forest (F) zone.

CCCP Vol. I Part 1 Section 5.5 Mineral and Aggregate Resources: Addresses requirements of Statewide Planning Goal 5 by specifying requirements for protecting and developing mineral and aggregate resources. Implemented by conditional use process in county zoning ordinance.

CCCP Vol. I Part 1 Section 5.6 Fish and Wildlife Habitat: Addresses requirements of Statewide Planning Goal 5 by specifying requirements for identifying and protecting various fish and wildlife habitats from the effects of development and land uses. Implemented via Oregon Forest Practices Act, designation of sensitive habitats on a "Special Considerations" map, the conditional use process in county zoning ordinance, and various zoning ordinance standards.

CCCP Vol. I Part 1 Section 5.7 Historical, Cultural and Archeological Resources, Natural Areas and Wildernesses: Addresses requirements of Statewide Planning Goal 5 by specifying requirements for inventorying and protecting sites. Implemented via provisions of county zoning ordinance.

CCCP Vol. I Part 1 Section 5.10 Dunes, and Ocean and Coastal Lake Shorelands: Addresses requirements in Statewide Planning Goals 17 and 18 by specifying how areas within the "Coastal Shoreland Boundary" are to be managed and protected; addresses management of dune areas, protection of sensitive habitats in coastal shorelands, and provision for water-related or water-dependent uses of shoreland areas. Implemented through designation of sensitive dune, marsh, habitat, and other such areas on Special Considerations Map and administrative conditional use process in the county zoning ordinance.

CCCP Vol. I Part 1 Section 5.11 Natural Hazards: Addresses requirements of Statewide Planning Goal 7 by specifying how the county is to inventory hazard areas and protect development from identified hazards. Implemented through special protective measures in zoning ordinance, participation in National Flood Insurance Program, State Building Codes Division, and county building permit process.

CCCP Vol. I Part 1 Section 5.18 Public Facilities and Services: Addresses Statewide Planning Goal 11 by specifying how the county is to provide sewer and water services to urban growth areas and to areas outside urban growth boundaries. Implemented via Urbanization policies (see Section 5.22, below) and by administrative decisions related to extending sewer service into unincorporated urban growth areas.

CCCP Vol. I Part 1 Section 5.22 Urbanization: Implements Statewide Planning Goal 14 by providing for orderly development of unincorporated urban growth areas. Implemented via cooperative action with cities on designation and adjustment of Urban Growth Boundary and via county zoning ordinance.

**B. Coos County Comprehensive Plan (CCCP) Volume II Part 1 Section 3
(Coos Bay Estuary Management Plan)**

Please see Section IV, Changes to Coos Bay Estuary Management Plan, at page 24, below.

**C. Coos County Comprehensive Plan (CCCP) Volume III Part 1
(Coquille River Estuary Management Plan (CREMP))**

Volume III of the CCCP contains several sections comprising the *Coquille River Estuary Management Plan*. DLCD has identified a number of policies that it wishes to incorporate into the OCMP as enforceable policies. The zoning ordinance, discussed further below, contains additional enforceable policies.

CCCP Vol. III Part 1 Section 4.1 Estuary Policies: Contains an extensive set of plan policies for land uses and activities pertaining to the Coquille River Estuary. DLCD seeks to incorporate Policies 2, 3, 5 - 7, 9, 10, 13, 14, 16 – 20, 25, 29, 30, and 43 as enforceable policies.

CCCP Vol. III Part 1 Section 5 Definitions: Contains definitions which, while not enforceable policies *per se*, are necessary for ensuring exact meaning of terms used in the plan and ordinance and for supporting legal interpretation and application of enforceable policies and other plan and ordinance provisions.

D. Coos County Zoning and Land Development Ordinance (CCZLDO)

The Coos County Zoning/Land Development Ordinance (CCZLDO) implements the comprehensive plan. The enforceable policies DLCD seeks to incorporate into the OCMP are organized in the following five parts:

1. CCZLDO Chapter I, Article 1.1: General

CCZLDO Section 1.1.300: Provides the CCZLDO's enforcement mechanism by requiring compliance with Comprehensive Plan and Ordinance provisions.

2. CCZLDO Chapter II, Article 2.1: Definitions

CCZLDO Sections 2.1.100 to 2.1.200 Definitions: Defines the terms used in the ordinance. The definitions clarify and provide context for the terms used in enforceable policies. While this

section does not implement any particular planning goal or goals, it is necessary to support legal interpretation and application of enforceable policies and other plan and ordinance provisions.

3. CCZLDO Chapter III, Article 3.2: Supplemental Provisions

CCZLDO Section 3.2.175 Special Allowance for Accessory Housing within the Coquille River and Coos Bay Estuary Shoreland Boundaries: Lists the uses for which a dwelling may be allowed as an accessory use.

CCZLDO Section 3.2.500 Right of Way Enhancement. Specifies when road improvements may be carried out within the right-of-way.

CCZLDO Section 3.2.550 Routine Road Maintenance: Allows outright routine road repair, maintenance, operation of roads performed by specified parties; defines meaning repair and maintenance; requires state permits for projects involving fill or removal.

4. CCZLDO Chapter IV, Articles 4.1 – 4.4: Zoning

ARTICLE 4.1 Zoning - General

CCZLDO Section 4.1.100 Establishment of Zoning Districts:

4.1.100.A: Establishes primary zoning districts throughout the county, and specifies purposes for each district: Exclusive Agriculture, Forest, Rural Residential, Rural Center, Urban Residential, Urban Residential Multi-family, Commercial, Industrial, South Slough, Minor Estuary and Shorelands, Recreation, Controlled Development, Airport Operation, and Bandon Dunes Resort.

4.1.100.B: Establishes overlay zones governing floodplains and airport surfaces. Detailed requirements are given in Article 4.6 Overlay Zones (below).

4.1.100.C: Details the purpose and management objectives of Shoreland Units within the *Coquille River Estuary Management Plan*. Segment numbers correspond to area segments delineated on the official zoning map.

4.1.100.D: Details the purpose and management objectives of Aquatic Unit zones for zoning districts within the Coquille River Estuary Management Plan boundaries.

CCZLDO Section 4.1.200 Zoning District Maps: Specifies that the location and boundaries of the zoning districts of 4.1.100 are shown on official zoning maps certified by the Board of Commissioners. The maps are available in the Coos County Planning Office in Coquille, Oregon, and online at <http://www.co.coos.or.us/Departments/Planning.aspx>.

CCZLDO Section 4.1.450 Interpretation of Coastal Shoreland Boundary: Prescribes procedures for the Planning Director to use in determining the location of the Coastal Shorelands Boundary. This is an important process that applies criteria in Statewide Planning Goal 17, Coastal Shorelands, in specific situations. Thus any dispute about where the enforceable policies for shorelands apply will be resolved using these enforceable standards.

ARTICLE 4.2 Uses

CCZLDO Section 4.2.100 Use Matrices – General: The zoning ordinance organizes uses and activities allowed in individual zoning districts into a series of tables (Tables 4.2a through 4.2g,

outlined below). These tables stipulate where and under what circumstances development may occur. Section 4.2.100 provides an explanation of the symbols used in the tables to denote whether the specific use or activity listed is permitted outright, may be permitted with conditions, may be allowed as an administrative conditional use, may be allowed subject to a hearings body, or is prohibited in the specific zoning district. In addition to the general explanation, DLCD seeks to incorporate the following sections and tables as enforceable policies:

4.2.200: Table 4.2a, Open Space and Natural Zoning District

4.2.300: Resource Zoning Districts (No table; refers to CCZLDO Article 4.8, Exclusive Farm Use Zones, and CCZLDO Article 4.9, Forest Zone, for allowed uses).

4.2.400: Table 4.2c, Rural Residential Zoning Districts including Rural Unincorporated Communities.

4.2.500: Table 4.2d, Urban Residential Zoning Districts

4.2.600: Table 4.2e, Commercial – Industrial Zoning Districts

4.2.700: Table 4.2f, Commercial-Industrial Zoning Districts within Rural Unincorporated Communities

4.2.800: Table 4.2g, Commercial-Industrial Zoning Districts within Urban Unincorporated Communities

CCZLDO Section 4.2.900 Review Standards and Special Development Conditions: Specifies 122 review standards and special development conditions that are referenced in Tables 4.2a through 4.2g. Standards and development conditions # 33, 34, 39 – 54, 57, 73 – 95 pertain to Shoreland Units of the *Coquille River Estuary Management Plan*.

ARTICLE 4.3 Coquille River Estuary Management Plan (CREMP) Zoning

CCZLDO Section 4.3.100: Specifies the uses and activities permitted in Aquatic Units within the Coquille River estuary. [Note: Sections 4.2.200 – 4.2.800 govern uses and activities for adjacent shoreland units]. As with the general use tables above, Table 4.3a covers uses and activities for each CREMP unit. Estuarine Matrix Footnotes provide additional enforceable policies for the uses and activities listed in Table 4.3a.

ARTICLE 4.4 General Development Standards

Specifies uses and developments allowed or conditionally allowed, and details general development standards, such as lot sizes, setbacks, etc., that apply to the zoning districts below:

CCZLDO Section 4.4.200 General Standards for Open Space and Natural Zoning Districts: Details general standards applicable to the zoning districts and uses addressed in Table 4.2a (South Slough, Recreation, Minor Estuary and Shoreland, CREMP (Coquille River Estuary Management Plan) Recreation, and CREMP Natural Resource districts).

CCZLDO Section 4.4.300 General Standards for Resource Zoning Districts: Refers to Articles 4.8 and 4.9.

CCZLDO Section 4.4.400 General Standards for Rural Residential Zoning Districts: Details the general standards applicable to the zoning districts and uses listed in Table 4.2c. (Rural Resource, Rural Commercial, CREMP Rural Residential, and CREMP Natural Resource).

CCZLDO Section 4.4.500 General Standards for Urban Residential Zoning Districts: Presents Tables 4.4a and 4.4b, which detail general standards applicable to the zoning districts and uses addressed in Table 4.2d. Footnotes include additional standards.

CCZLDO Section 4.4.550 Standards for Manufactured Homes in “Urban Residential-1” Zone: Details standards in addition to the general standards in Tables 4.4a and 4.4b.

CCZLDO Section 4.4.600 General Standards for Commercial-Industrial Zoning Districts: Presents Table 4.4c, which detail general standards applicable to the zoning districts and uses addressed in Table 4.2e. Footnotes include additional standards.

CCZLDO Sections 4.4.610 and 4.4.620 Site Plan Review: Requires Site Plan Review for all uses within the Industrial and Airport Operation districts.

CCZLDO Section 4.4.630 Conformance Requirement: Requires all structures and uses within the Airport Operations district to conform to Federal Aviation Agency Regulation FAR-77 or its successor, and to other Federal and State laws.

ARTICLE 4.5 Coos Bay Estuary Management Plan Zoning

NOTE: Zoning for the Coos Bay estuary is detailed and complex. Zoning regulations are given for each management unit designated in the Coos Bay Estuary Management Plan (CBEMP). Each zoning “district” is based on location, whether it is an Aquatic or Shoreland area, and its planned function, e.g. Water-Dependent Development, Conservation, Natural, etc. There are more than 120 such separate zoning “districts” for the areas of Coos Bay under county jurisdiction. For each zoning district, a table of “Uses and Activities” is given, which is further modified by General Conditions and Special Conditions and, for many districts, “Land Development Regulations” that are based on the characteristics and location of that district. As a result, land uses and development activities for each management unit/zoning district are regulated by a unique set of zoning and development requirements. A few plan/zoning districts extend into estuarine or shoreland areas under the jurisdiction of the City of Coos Bay or the City of North Bend. Each of those cities applies its zoning or development ordinances based on the policies of the CBEMP. For ease of review, please see Section 4.5.150 of the CCZLDO for a detailed description of how to use the ordinance.

CCZLDO Section 4.5.100 Purpose: Specifies that land development within the Coos Bay estuary shall conform to standards for zoning districts listed in Table 4.5 and associated Footnotes.

CCZLDO Section 4.5.175 Site-Specific Zoning Districts: Divides the lands affected by the CBEMP into zoning districts (listed in Section 4.1.200). Explains that the detailed “Uses and Activities” table that appears in each district’s section describes specific uses and activities deemed appropriate and inappropriate for that district.

CCZLDO Section 4.5.180 Riparian Protection Standards in the CBEMP: Lists standards for development approvals in riparian corridors identified in the *Coos Bay Estuary Management Plan*.

Sections 4.5.201 – 4.5.832: ZONING DESIGNATIONS

The CCZLDO groups estuarine zoning units by general geographical area (navigation channels, lower channel, upper channel, etc.), and within those areas identifies the specific location, a zoning code, the title of the zoning district, and a description of the site boundaries. Zoning units are labeled and depicted on the official county zoning map that may be accessed at <http://www.co.coos.or.us/Departments/Planning.aspx>. Because the CCZLDO Article governing estuary zoning covers each of the 122 zoning districts in detail, it is quite long. Despite its length, the ordinance presents the information for each district in a uniform manner, covering two or three sub-sections: “management objective,” which specifies for what purpose the county will manage the district; “uses, activities, and special conditions,” specifying which uses and activities are permitted, may be permitted as conditional uses, or are prohibited in this zoning district; and (for the shoreland units) “land development standards” that refer to the governing standards table. Rather than repeat large amounts of information found in the ordinance, this analysis simply identifies the estuarine zoning districts that DLCDC seeks to incorporate as enforceable policies, grouped by geographic area as they are in the CCZLDO:

A. FEDERALLY AUTHORIZED CHANNELS

CCZLDO Sections 4.5.201 and 4.5.202: Management Objective and Uses, Activities and Special Conditions for Deep-Draft Navigation Channel (DDNC-DA).

CCZLDO Sections 4.5.205 and 4.5.206: Management Objective and Uses, Activities and Special Conditions for Charleston Shallow-Draft Navigation Channel (CSDNC-DA).

CCZLDO Sections 4.5.210 and 4.5.211: Management Objective and Uses, Activities and Special Conditions for Isthmus Slough Shallow-Draft Navigation Channel (ISSDNC-DA).

CCZLDO Sections 4.5.215 and 4.5.216: Management Objectives and Uses, Activities and Special Conditions for Coos-Millicoma Rivers Shallow-Draft Navigation Channel (CMRSDNC-DA).

B. LOWER BAY - MOUTH TO RAILROAD BRIDGE (R.M. 0 - R.M. 9.0] AND ADJACENT SHORELANDS

CCZLDO Sections 4.5.220, 4.5.221, and 4.5.222: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 1 - Conservation Shorelands (1-CS).

CCZLDO Sections 4.5.225 and 4.5.226: Management Objectives and Uses; Activities and Special Conditions for 1 - Conservation Aquatic (1-CA).

CCZLDO Sections 4.5.230, 4.5.231, and 4.5.232: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 2- Conservation Shorelands (2-CS).

CCZLDO Sections 4.5.235 and 4.5.236: Management Objectives; Uses, Activities and Special Conditions for 2 – Natural Aquatic (2-NA).

CCZLDO Sections 4.5.240, 4.5.241, and 4.5.242: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 3-Water Dependent Development Shorelands (3-WD).

CCZLDO Sections 4.5.242.01, 4.5.242.02, and 4.5.242.03: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 3 – Non-Water Dependent Shorelands (3-NWD).

CCZLDO Sections 4.5.245, 4.5.426, and 4.5.427: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 3W – Natural Shorelands (3W-NS).

CCZLDO Sections 4.5.250 and 4.5.251: Management Objectives and Uses, Activities, and Special Conditions for 3 – Development Aquatic (3-DA).

CCZLDO Sections 4.5.255, 4.5.256, and 4.5.257: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 4 – Conservation Shorelands (4-CS).

CCZLDO Sections 4.5.260, 4.5.261, and 4.5.263: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 5 – Water Dependent Development Shorelands (5-WD).

CCZLDO Sections 4.5.265, 4.5.266, and 4.5.267: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 5A – Natural Shorelands (5A-NS).

CCZLDO Sections 4.5.275, 4.5.276, and 4.5.277: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 6 – Water Dependent Development Shorelands (6-WD).

CCZLDO Sections 4.5.280 and 4.5.281: Management Objectives; Uses, Activities and Special Conditions for 6 – Development Aquatic (6-DA).

CCZLDO Sections 4.5.285, 4.5.286, and 4.5.287: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 7 – Development Shorelands (7-D)

CCZLDO Sections 4.5.290 and 4.5.291: Management Objectives; Uses, Activities and Special Conditions for 7 – Natural Aquatic (7-NA).

CCZLDO Sections 4.5.295, 4.5.296, and 4.5.297: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 55 – Urban Development (55-UD).

CCZLDO Sections 4.5.300 and 4.5.301: Management Objectives; Uses, Activities and Special Conditions for 55A – Aquatic Conservation (55A-AC).

CCZLDO Sections 4.5.305 and 4.5.306: Management Objectives; Uses, Activities and Special Condition for 55B – Natural Aquatic (55B-NA).

CCZLDO Sections 4.5.310, 4.5.311, and 4.5.312: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 56 – Urban Water Dependent (56-UW).

CCZLDO Sections 4.5.315 and 4.5.316: Management Objectives; Uses, Activities and Special Condition for 56 – Development Aquatic (56-DA).

CCZLDO Sections 4.5.320, 4.5.321, and 4.5.332: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 57 – Conservation Shorelands (57-CS).

CCZLDO Sections 4.5.325 and 4.5.326: Management Objectives; Uses, Activities and Special Condition for 57 – Natural Aquatic (57-NA).

CCZLDO Sections 4.5.330, 4.5.331, and 4.5.332: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 58 – Urban Development (58-UD).

CCZLDO Sections 4.5.335 and 4.5.336: Management Objectives; Uses, Activities and Special Condition for 58 – Natural Aquatic (58-NA).

CCZLDO Sections 4.5.340 and 4.5.341: Management Objectives; Uses, Activities and Special Condition for 59 – Conservation Aquatic (59-CA).

CCZLDO Sections 4.5.345, 4.5.346, and 4.5.347: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 67 – Development Shorelands (67-D).

CCZLDO Sections 4.5.350 and 4.5.351: Management Objectives; Uses, Activities and Special Condition for 67 – Conservation Aquatic (67-CA).

CCZLDO Sections 4.5.355 and 4.5.356: Management Objectives; Uses, Activities and Special Condition for 67A – Development Aquatic (67A-DA).

CCZLDO Sections 4.5.360, 4.5.361, and 4.5.362: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 67A – Conservation Shorelands (68A-CS).

CCZLDO Sections 4.5.365, 4.5.366, and 4.5.367: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 68B – Water Dependent Development Shorelands (68B-WD).

C. NORTH SLOUGH/HAYNES INLET AND ADJACENT SHORELANDS

CCZLDO Sections 4.5.370, 4.5.371, and 4.5.372: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 8 – Water Dependent Development Shorelands (8-WD).

CCZLDO Sections 4.5.375 and 4.5.376: Management Objectives; Uses, Activities and Special Conditions for 8 – Conservation Aquatic (8-CA).

CCZLDO Sections 4.5.380, 4.5.381, and 4.5.382: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 9 – Conservation Shorelands (9-CS).

CCZLDO Sections 4.5.385, 4.5.386, and 4.5.387: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 9A – Conservation Shorelands (9A-CS).

CCZLDO Sections 4.5.390, 4.5.391, and 4.5.392: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 10 – Conservation Shorelands (10-CS).

CCZLDO Sections 4.5.395 and 4.5.396: Management Objectives; Uses, Activities and Special Conditions for 10 – Natural Aquatic (10-NA).

CCZLDO Sections 4.5.400, 4.5.401, and 4.5.402: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 11 – Rural Shorelands (11-RS).

CCZLDO Sections 4.5.405 and 4.5.406: Management Objectives; Uses, Activities and Special Conditions for 11 – Natural Aquatic (11-NA).

CCZLDO Sections 4.5.410, 4.5.411, and 4.5.412: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 12 – Rural Shorelands (12-RS).

CCZLDO Sections 4.5.415 and 4.5.416: Management Objectives; Uses, Activities and Special Conditions for 12 – Conservation Aquatic (12-CA).

CCZLDO Sections 4.5.420, 4.5.421, and 4.5.422: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 13 – Conservation Aquatic (13-CA).

CCZLDO Sections 4.5.425 and 4.5.426: Management Objectives; Uses, Activities and Special Conditions for 13 – Natural Aquatic (13-NA).

D: UPPER BAY – RAILROAD BRIDGE TO BULL ISLAND AND ADJACENT SHORELANDS

CCZLDO Sections 4.5.430, 4.5.431, and 4.5.432: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 13B – Rural Shorelands (13B-RS).

CCZLDO Sections 4.5.435 and 4.5.436: Management Objectives; Uses, Activities and Special Conditions for 13B – Natural Aquatic (13B-NA).

CCZLDO Sections 4.5.440, 4.5.441, and 4.5.442: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 14 – Water Dependent Development Shorelands (14-WD).

CCZLDO Sections 4.5.445 and 4.5.446: Management Objectives; Uses, Activities and Special Conditions for 14 – Development Aquatic (14-DA).

CCZLDO Sections 4.5.450, 4.5.451, and 4.5.452: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 15 – Rural Shorelands (15-RS).

CCZLDO Sections 4.5.455 and 4.5.456: Management Objectives; Uses, Activities and Special Conditions for 15 – Natural Aquatic (15-NA).

CCZLDO Sections 4.5.460, 4.5.461, and 4.5.462: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 16 – Water Dependent development Shorelands (13-WD).

CCZLDO Sections 4.5.465 and 4.5.466: Management Objectives; Uses, Activities and Special Conditions for 16 – Conservation Aquatic (16-CA).

CCZLDO Sections 4.5.470, 4.5.471, and 4.5.472: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 17 – Rural Shorelands (17-RS).

CCZLDO Sections 4.5.475 and 4.5.476: Management Objectives; Uses, Activities and Special Conditions for 17 – Natural Aquatic (17-NA).

CCZLDO Sections 4.5.480, 4.5.481, and 4.5.482: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 18 – Rural Shorelands (18-RS).

CCZLDO Sections 4.5.485 and 4.5.486: Management Objectives; Uses, Activities and Special Conditions for 18 – Conservation Aquatic (18-CA).

CCZLDO Sections 4.5.490 and 4.5.491: Management Objectives; Uses, Activities and Special Conditions for 18B – Conservation Aquatic (18B-CA).

CCZLDO Sections 4.5.495 and 4.5.496: Management Objectives; Uses, Activities and Special Conditions for 19 – Conservation Aquatic (19-CA).

CCZLDO Sections 4.5.505 and 4.5.506: Management Objectives; Uses, Activities and Special Conditions for 25 – Natural Aquatic (25-NA).

CCZLDO Sections 4.5.525 and 4.5.526: Management Objectives; Uses, Activities and Special Conditions for 45A – Conservation Aquatic (45A-CA).

E: COOS RIVER/MILLICOMA RIVERS: ENTRANCE TO SHALLOW-DRAFT CHANNEL TO HEAD OF TIDAL INFLUENCE, INCLUDING ADJACENT SHORELANDS

CCZLDO Sections 4.5.535, 4.5.536, and 4.5.537: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 19 – Development Shorelands (19-D).

CCZLDO Sections 4.5.540 and 4.5.541: Management Objectives; Uses, Activities and Special Conditions for 45A – Development Aquatic (19B-DA).

CCZLDO Sections 4.5.545, 4.5.546, and 4.5.547: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20 – Rural Shorelands (20-RS).

CCZLDO Sections 4.5.550 and 4.5.551: Management Objectives; Uses, Activities and Special Conditions for 20 – Conservation Aquatic (20-CA).

CCZLDO Sections 4.5.555, 4.5.556, and 4.5.557: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20A – Water Dependent Development Shorelands (20A-WD).

CCZLDO Sections 4.5.560 and 4.5.561: Management Objectives; Uses, Activities and Special Conditions for 20A – Development Aquatic (20A-DA).

CCZLDO Sections 4.5.565, 4.5.566, and 4.5.567: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20B – Water Dependent Development Shorelands (20B-WD).

CCZLDO Sections 4.5.570 and 4.5.571: Management Objectives; Uses, Activities and Special Conditions for 20B – Development Aquatic (20B-DA).

CCZLDO Sections 4.5.575, 4.5.576, and 4.5.577: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20C – Water Dependent Development Shorelands (20C-WD).

CCZLDO Sections 4.5.580 and 4.5.581: Management Objectives; Uses, Activities and Special Conditions for 20C – Development Aquatic (20C-DA).

CCZLDO Sections 4.5.585, 4.5.586, and 4.5.587: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20D – Water Dependent Development Shorelands (20D-WD).

CCZLDO Sections 4.5.590, 4.5.591, and 4.5.592: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 20D –Development Aquatic (20D-DA).

F: CATCHING SLOUGH: FROM COOS RIVER ROAD BRIDGE TO HEAD OF TIDAL INFLUENCE, INCLUDING ADJACENT SHORELANDS

CCZLDO Sections 4.5.595, 4.5.596, and 4.5.597: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 21 – Rural Shorelands (21-RS).

CCZLDO Sections 4.5.600 and 4.5.601: Management Objectives; Uses, Activities and Special Conditions for 21 – Conservation Aquatic (21-CA).

CCZLDO Sections 4.5.605 and 4.5.606: Management Objectives; Uses, Activities and Special Conditions for 21A – Natural Aquatic (21A-NA).

G: ISTHMUS SLOUGH: FROM MOUTH TO HEAD OF TIDAL INFLUENCE, INCLUDING COALBANK SLOUGH, SHINGLEHOUSE SLOUGH AND DAVIS SLOUGH, AND ADJACENT SHORELANDS

CCZLDO Sections 4.5.615 and 4.5.616: Management Objectives; Uses, Activities and Special Conditions for 28 – Development Aquatic (28A-DA).

CCZLDO Sections 4.5.620 and 4.5.621: Management Objectives; Uses, Activities and Special Conditions for 28B – Development Aquatic (28B-DA).

CCZLDO Sections 4.5.625, 4.5.626, and 4.5.627: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 29 - Conservation Shorelands (29-CS).

CCZLDO Sections 4.5.630 and 4.5.631: Management Objectives; Uses, Activities and Special Conditions for 29 – Natural Aquatic (29-NA).

CCZLDO Sections 4.5.635, 4.5.636, and 4.5.637: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 30A – Conservation Shorelands (30A-CS).

CCZLDO Sections 4.5.640, 4.5.641, and 4.5.642: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 30B – Rural Shorelands (30B-RS).

CCZLDO Sections 4.5.645, 4.5.646, and 4.5.647: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 30C – Conservation Shorelands (30C-CS).

CCZLDO Sections 4.5.650, 4.5.651, and 4.5.652: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 30D – Rural Shorelands (30D-RS).

CCZLDO Sections 4.5.655, 4.5.656, and 4.5.657: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 30E – Conservation Shorelands (30E-CS).

CCZLDO Sections 4.5.660 and 4.5.661: Management Objectives; Uses, Activities and Special Conditions for 30 – Conservation Aquatic (30-CA).

CCZLDO Sections 4.5.665, 4.5.666, and 4.5.667: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 31 – Rural Shorelands (31-RS).

CCZLDO Sections 4.5.670 and 4.5.671: Management Objectives; Uses, Activities and Special Conditions for 31 – Natural Aquatic (31-NA).

CCZLDO Sections 4.5.675, 4.5.676, and 4.5.677: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 32 – Development Shorelands (32-D).

CCZLDO Sections 4.5.680, 4.5.681, and 4.5.682: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 34 – Rural Shorelands (34-RS).

CCZLDO Sections 4.5.685 and 4.5.686: Management Objectives; Uses, Activities and Special Conditions for 34 – Natural Aquatic (34-NA).

CCZLDO Sections 4.5.690, 4.5.691, and 4.5.692: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 36 – Urban Waterfront (36-UW).

CCZLDO Sections 4.5.695, 4.5.696, and 4.5.697: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 38 – Urban Development (38-UD).

CCZLDO Sections 4.5.700 and 4.5.701: Management Objectives; Uses, Activities and Special Conditions for 38 – Conservation Shoreland (38-CA).

CCZLDO Sections 4.5.705, 4.5.706, and 4.5.707: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 39 – Conservation Shorelands (39-CS).

CCZLDO Sections 4.5.710 and 4.5.711: Management Objectives; Uses, Activities and Special Conditions for 39 – Natural Aquatic (39-NA).

CCZLDO Sections 4.5.715, 4.5.716, and 4.5.717: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 40 – Rural Shorelands (40-RS).

H: SOUTH SLOUGH INCLUDING: CHARLESTON AREA, JOE NEY SLOUGH, AND ASSOCIATED SHORELANDS EXCLUDING: SOUTH SLOUGH ESTUARINE SANCTUARY (RESEARCH RESERVE)

CCZLDO Sections 4.5.720, 4.5.721, and 4.5.722: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 60 – Urban Waterfront (60-UW).

CCZLDO Sections 4.5.725 and 4.5.726: Management Objectives; Uses, Activities and Special Conditions for 60 – Conservation Aquatic (60-CA).

CCZLDO Sections 4.5.730 and 4.5.731: Management Objectives; Uses, Activities and Special Conditions for 60A – Natural Aquatic (60A-NA).

CCZLDO Sections 4.5.735, 4.5.736, and 4.5.737: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 61 – Urban Water Dependent (61-UW).

CCZLDO Sections 4.5.738, 4.5.739, and 4.5.139.1: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 61 – Urban Development Shorelands (61-UDS).

CCZLDO Sections 4.5.740 and 4.5.741: Management Objectives; Uses, Activities and Special Conditions for 61 – Development Aquatic (61-DA).

CCZLDO Sections 4.5.745, 4.5.746, and 4.5.747: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 62 – Urban Development (62-UD).

CCZLDO Sections 4.5.750, 4.5.751, and 4.5.752: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 63A – Conservation Shorelands (63A-CS).

CCZLDO Sections 4.5.755 and 4.5.756: Management Objectives; Uses, Activities and Special Conditions for 63 – Natural Aquatic (63-NA).

CCZLDO Sections 4.5.760, 4.5.761, and 4.5.762: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 63B – Urban Development (63B-UD).

CCZLDO Sections 4.5.765, 4.5.766, and 4.5.767: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 63B – Conservation Aquatic (63B-CA).

CCZLDO Sections 4.5.770, 4.5.771, and 4.5.772: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 63C – Rural Shoreland (63C-RS).

CCZLDO Sections 4.5.775 and 4.5.776: Management Objectives; Uses, Activities and Special Conditions for 63C – Natural Aquatic (63C-NA).

CCZLDO Sections 4.5.780 and 4.5.781: Management Objectives; Uses, Activities and Special Conditions for 63C2 – Development Aquatic (63C2-DA).

CCZLDO Sections 4.5.785, 4.5.786, and 4.5.787: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 64 – Conservation Shoreland (64-CS).

CCZLDO Sections 4.5.790, 4.5.791, and 4.5.792: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 65 – Urban Development (65-UD).

CCZLDO Sections 4.5.795, 4.5.796, and 4.5.797: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 66 – Urban Water Dependent (66-UWD).

CCZLDO Sections 4.5.800 and 4.5.801: Management Objectives; Uses, Activities and Special Conditions for 66A – Development Aquatic (66A-DA).

CCZLDO Sections 4.5.805 and 4.5.806: Management Objectives; Uses, Activities and Special Conditions for 66B – Conservation Aquatic (66B-CA).

I: SOUTH SLOUGH ESTUARINE SANCTUARY, INCLUDING ONLY THE AREA WITHIN THE COASTAL SHORELANDS BOUNDARY

CCZLDO Sections 4.5.810, 4.5.811, and 4.5.812: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 69 – Natural Shoreland (69-NS).

CCZLDO Sections 4.5.815 and 4.5.816: Management Objectives; Uses, Activities and Special Conditions for 69 – Natural Aquatic (69-NA).

CCZLDO Sections 4.5.820, 4.5.821, and 4.5.822: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 70 – Conservation Shoreland (70-CS).

CCZLDO Sections 4.5.825, 4.5.826, and 4.5.827: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 71 – Rural Shoreland (71-RS).

CCZLDO Sections 4.5.830, 4.5.831, and 4.5.832: Management Objectives; Uses, Activities and Special Conditions; and Land Development Standards for 72 – Rural Shoreland (72-RS).

5. CCZLDO Chapter IV, Articles 4.6 – 4.9: Overlays

The zoning ordinance superimposes Overlay Zones over the primary zoning district. The overlays either add further requirements or replace certain requirements of the underlying zoning district. Section 4.6.2 specifies requirements for development within special flood hazard areas (identified by the Federal Insurance Administration in reports and maps), while Section 4.6.3 governs the requirements for managing, using, and developing lands lying beneath the approach surfaces, transition surfaces, horizontal surfaces, and conical surfaces in areas identified on the “Bandon, lakeside, and Powers Airports Approach and Clear Inventory Zone Map.”

ARTICLE 4.6, Section 4.6.2: Floodplain Overlay Zone (FP)

CCZLDO Section 4.6.202 Manufactured Home and Manufactured Home Park or Subdivision within Designated Flood Areas: Provides applicable definitions

CCZLDO Section 4.6.205 Designation of Flood Areas: Designates flood hazard areas and discusses necessary data

CCZLDO Section 4.6.210 Permitted Uses: Specifies uses permitted in the floodplain overlay zone.

CCZLDO Section 4.6.215 Conditional Uses: Specifies uses conditionally allowed in the zone.

CCZLDO Section 4.6.230: Specifies procedural requirements applicants for structures, water systems, sanitary sewage systems, and other development must comply with.

CCZLDO Section 4.6.235 Sites Within Special Flood Hazard Areas: Specifies construction requirements within flood hazard areas.

CCZLDO Section 4.6.240 Manufactured Homes: Provides requirements for manufactured homes in flood areas.

CCZLDO Section 4.6.260 Review of Land Subdivision Applications: Requires certification by a registered civil engineer.

CCZLDO Section 4.6.265 Evaluation of Variance Application: Provides requirements for variances.

CCZLDO Section 4.6.270 Floodways: Specifies additional requirements for certain extremely hazardous areas designated as “floodways.”

CCZLDO Section 4.6.275 Alteration of Water Courses: Requires maintenance if a developer proposes to alter or relocate a water body.

CCZLDO Section 4.6.280 Shallow Flooding Areas: Specifies requirements for development in shallow flooding areas (AO zones with depth designations).

CCZLDO Section 4.6.281 Coastal High Hazard Areas: Specifies requirements for Coastal High Hazard (V Zone) areas;

CCZLDO Section 4.6.290 Restrictiveness: Specifies that where the conditions imposed by a provision of the /FP zone are more restrictive or contrary to the primary zone, the provisions of the /FP zone shall govern.

ARTICLE 4.6, Section 4.6.3: Airport Surfaces (AS)

CCZLDO Section 4.6.305 Designation of Airport Surfaces: Designates the areas subject to this overlay.

CCZLDO Section 4.6.310 Airport Sub-Zones: Establishes airport sub-zones, i.e. approach zone, transition zone, etc.

CCZLDO Section 4.6.315 Airport Surfaces Height Limitations: Specifies height limitations for each sub-zone.

CCZLDO Section 4.6.320 Permitted Uses: Specifies uses permitted in the Airport Surfaces zone.

CCZLDO Section 4.6.325 Conditional Uses: Specifies uses conditionally allowed in the Airport Surfaces zone.

CCZLDO Section 4.6.330 Use restrictions: Provides additional use restrictions.

CCZLDO Section 4.6.335 Clarification of Grandfather Uses and Rights: Addresses pre-existing uses.

CCZLDO Section 4.6.340 Variances: Allows variances pursuant to certain procedural and substantive requirements.

CCZLDO Section 4.6.345 Conformance Requirement: Requires conformance with federal and state laws and regulations.

ARTICLE 4.7, Special Considerations

This Article prescribes special regulations for the use and development of lands situated within resource or hazard areas identified on the Special Considerations Maps for Volume I (Balance of

County), Volume II (Coos Bay Estuary Management Plan), and Volume III (Coquille River Estuary Management Plan) of the Coos County Comprehensive Plan.

CCZLDO Section 4.7.105 Prescribed Regulations: These Special Considerations are prescribed in tables 4.7a, b, and c. Table 4.7a applies to “the Balance of County,” Table 4.7b applies to lands within the Coquille River Coastal Shoreland Boundary, and Table 4.7c applies to the Coos Bay Estuary Coastal Shoreland Boundary.

CCZLDO Sections 4.7.110 through 4.7.120: Provide details on how the tables are applied.

ARTICLE 4.8, Forest Zone (F)

Specifies the purpose and uses permitted outright in the Forest Zone; lists administrative and hearings body conditional uses, and criteria for allowing those conditional uses; specifies requirements for dwellings and structures and for land divisions in the Forest Zone, including minimum lot size; details specific requirements.

CCZLDO Section 4.8.200 Uses Permitted Outright: Specifies uses permitted in the Forest zone.

CCZLDO Section 4.8.300 Administrative Conditional Uses: Lists conditional uses subject to administrative decision, and provides applicable criteria.

CCZLDO Section 4.8.350 Hearings Body Conditional Uses: Lists conditional uses subject to a hearings body, and provides applicable criteria.

CCZLDO Section 4.8.400 Review Criteria for Conditional Uses: Provides specific requirements designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands.

CCZLDO Section 4.8.500 “Lot-of-Record” Dwellings: Details requirements for a “lot of dwelling.”

CCZLDO Section 4.8.525 Forest Dwellings: Provides criteria for forest dwellings

CCZLDO Section 4.8.600 Mandatory Siting Standards Required for Dwellings and Structures in the Forest Zone: Provides criteria for all dwellings in the Forest and Forest Mixed Use zones.

CCZLDO Section 4.8.700 Fire Siting and Safety Standards: Details minimum standards that all new dwellings and permanent structures must meet.

CCZLDO Section 4.8.750 Development Standards: Provides requirements, such as riparian vegetation protection, for development and structures approved pursuant to Article 4.8.

CCZLDO Section 4.8.800 Land Divisions in the Forest Zone: Provides requirements for development of new lots and parcels in the Forest zone.

ARTICLE 4.9, Exclusive Farm Use Zone (EFU)

Because agricultural/farm use is a land use of importance to both the state (Goal 3) and to Coos County, this Article provides extensive regulations for a wide range of circumstances affecting lands zoned for Exclusive Farm Use.

CCZLDO Section 4.9.200 Uses Permitted Outright: Specifies uses permitted in the Exclusive Farm Use zone.

CCZLDO Section 4.9.300 Administrative Conditional Use: Lists conditional uses subject to administrative decision, and provides applicable criteria.

CCZLDO Section 4.9.350 Hearings Body Conditional Use: Lists conditional uses subject to a hearings body, and provides applicable criteria.

CCZLDO Section 4.9.400 Review Criteria for Conditional Uses: Specifies criteria that must be met in order to allow a conditional use.

CCZLDO Section 4.9.450 Additional Hearings Body Conditional Uses and Review Criteria: Provides additional requirements.

CCZLDO Section 4.9.500 “Lot-of-Record” Dwelling: Details requirements for a “lot of dwelling.”

CCZLDO Section 4.9.525 Farm-Related Dwellings on Land Not Identified as High-Value Farmland; CCZLDO Section 4.9.540 Farm-Related Dwellings on High-Value Farmland; CCZLDO Section 4.9.550 Non-Farm Dwellings: Detail when particular dwellings may be allowed.

CCZLDO Section 4.9.600 Siting Standards for Dwellings and Structures in the EFU Zone: Siting criteria applicable to all dwellings in the Exclusive farm Use zone.

CCZLDO Section 4.9.700 Development Standards: Requirements that all dwellings and structures approved pursuant to Article 4.9 must meet.

CCZLDO Section 4.9.900 Land Divisions: Criteria for dividing land.

IV. Changes to Coos Bay Estuary Management Plan

The Coos Bay Estuary Management Plan has been changed several times since OCRM approval in 1991. In 1999 the County adopted a suite of revisions as a result of an extensive “Periodic Review” process that was intended to bring the plan into compliance with more recent statewide planning goals and administrative rules. DLCDC analysis shows that few changes, whether individual amendments in response to specific situations or a result of periodic review, affected enforceable policies and even fewer warrant OCRM approval for federal consistency review purposes. Therefore, DLCDC seeks to simply maintain the previously approved estuary plan and incorporate the changes indicated below as routine program changes to the OCMP:

Coos County Comprehensive Plan (CCCP) Volume II Part 1 Section 3, Policy #22:

Mitigation Sites: Protection Against Pre-emptory Uses
(County revised in 1996)

The county revised this policy to allow wetland restoration research projects in sites previously designated as medium-priority mitigation sites. This issue arose when the South Slough National Estuarine Research Reserve sought county approval for a wetland restoration project that was designated as a medium-priority mitigation site. The county revised the text as follows:

“Consistent with permitted uses and activities:
....

However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (Division of State Lands) overrides the provisions of Policy #38. Wetland restoration actions, designed to answer specific research questions about wetland mitigation and/or restoration processes and techniques, may be permitted upon approval by Division of States Lands and as prescribed by the uses and activities table in this Plan.

4. For proposed wetland restoration research projects in "medium" priority mitigation sites the following must be submitted:

- i. A written approval of the project, from Division of States Lands, and
 - ii. A description of the proposed research, resource enhancement, and benefits expected to result from the restoration research project. [Amended provision]
-”.

**Coos County Comprehensive Plan (CCCP) Volume II Part 1 Section 3, Policy #28:
Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within
the Coastal Shorelands Boundary**
(County revised in 1992)

This amendment specifies that Exclusive Farm Use (EFU) lands are to be also designated as “Other Aggregate Sites” for purposes of potential review as suitable aggregate resource sites. Aggregate sources are at a premium in Coos County and other coastal locations and lands planned for Exclusive Farm Use, because they are frequently in a flood plan, often are underlain with aggregate resources. The county revised the text as follows:

“Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated within the Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) of ORS 215. Allowed uses are listed in Appendix 1, of the Zoning and Land Development Ordinance.

.....

The "EFU" zoned land within the Coastal Shorelands Boundary shall be designated as

"Other Aggregate Sites" inventories by this Plan pursuant to ORS 215.298(2). These sites shall be inventoried as "1B" resources in accordance with OAR 660-16-000(5)(b). Coos County will re-evaluate these inventoried sites pursuant to the requirements of said rule at, or before, County's periodic review of the Comprehensive Plan."

V. This Action is a Routine Program Change

The incorporation of the enforceable policies of the current Coos County Comprehensive Plan and Zoning Ordinance 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 Coos County Comprehensive Plan and zoning ordinance when OCRM first approved them in 1991. 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 Coos County 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 Coos County Plan and Ordinance merely set policies and standards for designating and managing these areas within Coos County.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of Coos County. 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, and the Coos County Plan and Ordinance implement those standards in Coos County.

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.

VI. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate the following policies of the Coos County Comprehensive Plan and Zoning Ordinances into its coastal management program. The table lists specific provisions that DLCD seeks to incorporate as enforceable policies to be used in a Federal Consistency review.				
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
			mm/dd/yyyy	mm/dd/yyyy
ADDED:				
Coos County Comprehensive Plan and Coos County Zoning and Land Development Ordinance	* DLCD seeks to incorporate the Coos County Comprehensive Plan (CCCP) and Coos County Zoning/Land Development Ordinance (CCZ LDO) into the OCMP. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS Chapter 197; CCCP I.1.5.2 ¹ ; CCZLDO 1.1.300 ² (via County planning and permit process, hereinafter planning/permit process).	1985-2013	1985-2013
COOS COUNTY COMPREHENSIVE PLAN (CCCP)				
CCCP Volume I, Part 1, Section 5: Plan Provisions				
CCCP Volume I, Part 1, Section 5) (I.1.5.2) Strategies 2, 14	Plan policies regarding Land Use & Community Development	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.3 Strategies 1, 10, 12, 13	Plan policies regarding Agricultural Lands	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.4	Plan policies regarding	Planning/permit process	4/4/1985	1985-2013

¹ “This Comprehensive Plan...shall be the legal basis for all land use and community development regulations in unincorporated Coos County.”

² “It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.”

Strategies 1, 3, 9	Forest Lands			
CCCP I.1.5.5 Strategies 1, 2, 4	Plan policies regarding Mineral and Aggregate Resources	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.6 Strategies 1, 6	Plan policies regarding Fish and Wildlife Habitats	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.7 Strategy 3	Plan policies regarding Historical & Archaeological Resources, Natural Areas, etc	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.10 Strategies 1, 2, 3, 5, 7, 8, 9, 10, 11	Plan policies regarding Dunes, and Ocean and Coastal Lake Shorelands	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.11 Strategies 1, 4, 6, 7	Plan policies regarding Natural Hazards	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.18 Strategies 1, 4, 4a, 5, 6	Plan policies regarding Public Facilities	Planning/permit process	4/4/1985	1985-2013
CCCP I.1.5.22 Strategy 2	Plan policies regarding Urbanization	Planning/permit process	4/4/1985	1985-2013
CCCP Volume III, Part 1, Sections 4.1 and 5: Coquille River Estuary Management Plan				
CCCP Volume III, Part 1, Section 4.1 (III.1.4.1) Policy 2	Schedule of Permitted Uses and General Use Priorities	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 3	Use of Coquille River Estuary Considerations Map	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 4	Resource Capability Consistency and Impact Assessment	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 5	Estuarine Fill and Removal	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 5a	Temporary Alterations	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 5b	Dredging to Repair Existing Functional Dikes & Tidegates	Planning/permit process	4/4/1985	1985-2013

CCCP III.1.4.1 Policy 5c	New and Expanded Log Storage	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 5d	Research and Educational Observations	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 6	Fill in Conservation and Natural Management Units	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 9	Solutions to Erosion and Flooding Problems	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 10	Proliferation of Single-Purpose Docks and Piers	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 13	Overall Use Priorities within Coastal Shorelands	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 14	General Policy on Uses within Rural Coastal Shorelands	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 16	Protection of Sites Suitable to Water-Dependent Uses; and Special Allowance for New Non-Water-Dependent Uses in “Urban Water-Dependent (UW) Units which are “Suitable for Water-Dependent Uses” (WD)	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 16a	Rural, Urban, and Unincorporated Communities Use Standards	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 18	Protection of Historical, Cultural and Archaeological Sites	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 19	Management of Wet-Meadow Wetlands within Coastal Shorelands	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 20	Material Disposal Sites	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 20b	Intertidal Dredged Material Disposal	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 25	Waste Water/Storm Water Discharge	Planning/permit process	4/4/1985	1985-2013

CCCP III.1.4.1 Policy 27a	Mass Movement	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 29	Restricting Actions in Beach and Dune Areas that are “Unsuitable for Development	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 30	Restricting Actions in Beach and Dune Areas with “Limited Development Suitability” and Special Consideration for Sensitive Beach and Dune Resources	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.4.1 Policy 43	Interpretation of Coastal Shorelands Boundary	Planning/permit process	4/4/1985	1985-2013
CCCP III.1.5	Definitions	Planning/permit process	4/4/1985	1985-2013
COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO)				
CCZLDO Chapter I				
CCZLDO Section 1.1.300	Requires compliance with provisions of Comprehensive Plan and Ordinances.	Planning/permit process	4/4/1985	1985-2013
CCZLDO Chapter II				
CCZLDO Sections 2.1.100 – 2.1.200	Definitions	Planning/permit process	4/4/1985	1985-2013
CCZLDO Chapter III				
CCZLDO Section 3.2.175	Special Allowance for Accessory Dwellings	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 3.2.500	Right of Way Enhancement	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 3.2.550	Routine Road Maintenance	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 3.2.700	Process for Tribal Review re Archaeological Sites	Planning/permit process	4/4/1985	1985-2013
CCZLDO Chapter IV				
CCZLDO Section 4.1.100 Part A	Establishes Zoning Districts and purposes for 16 zones	Planning/permit process	4/4/1985	1985-20131985-2013
CCZLDO Section 4.1.100 Part B	Establishes overlay zones	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.1.100 Part C	Establishes Shoreland Zones for Coquille River Estuary	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.1.100 Part D	Establishes Aquatic Unit Zones for Coquille River Estuary	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.1.200	Zoning District Maps: specifies official zoning maps	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.1.450	Interpretation of Shoreland boundary	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.100	Use Matrices - General	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.200	Open Space and Natural Resource District: Table 4.2.a	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.300	Resource Zoning Districts: refers to 4.8 and 4.9 for uses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.400	Rural Residential and Rural Unincorporated Table 4.2.c	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.500	Urban Residential Zoning District: Table 4.2.d	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.600	Commercial – Industrial Zoning District: Table 4.2.e	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.700	Commercial – Industrial Rural Communities: Table 4.2.f	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.800	Commercial – Industrial Urban Communities: Table 4.2.g	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.2.900	Review Standards and Conditions (refers to tables)	Planning/permit process	4/4/1985	1985-2013
Section 4.3.100	Use Matrix—CREMP Aquatic Units	Planning/permit process	4/4/1985	1985-2013
TABLE 4.3a	CREMP Estuarine Uses/Activities Matrix	Planning/permit process	4/4/1985	1985-2013
4.3 Footnotes	Estuarine Matrix Footnotes	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.100	Applies generally to 4.2.200 – 4.2.600	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.200	Open Space and Natural Resource Districts	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.300	General Standards for Resource Zoning Districts	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.400	General Standards for Rural Residential Zoning Districts	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.4.500	General Standards for Urban Residential Zoning Districts	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.550	Manufactured Homes in Urban Residential Districts	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.600	Commercial – Industrial Districts	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.4.610	Site Plan Review	Planning/permit process	4/4/1985	1985-2013
CCZLDO Table 4.5.100	Purpose: Land Development Standards	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.175	Site-Specific Zoning Districts	Planning/permit process	4/4/1985	
CCZLDO Section 4.5.180.2	Riparian protection standards re existing structures	Planning/permit process	4/4/1985	1/24/1996
CCZLDO Section 4.5.201	Management Objective DDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.202	Uses, Activities, Special Conditions Table DDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.205	Management Objective CSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.206	Activities, Special Conditions Table CSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.210	Management Objectives for ISSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.211	Table ISSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.215	Management Objectives for CMRSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.216	Uses, Activities, Special Conditions Table CMRSDNC-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.220	Management Objectives for 1-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.221	Uses, Activities, Special Conditions Table 1-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.222	Land Development Standards	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.225	Management Objectives for 1-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.226	Uses, Activities, Special Conditions Table 1-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.230	Management Objectives for 2-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.231	Uses, Activities, Special Conditions for 2-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.232	Land Development Standards	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.235	Management Objectives for 2-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.236	Uses, Activities, Special Conditions Table 2-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.240	Management Objectives for 3-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.241	Uses, Activities, Special Conditions Table 3-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.242	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.242.01	Management Objectives for 3-NWD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.242.02	Uses, Activities, Special Conditions Table 3-NWD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.242.03	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.245	Management Objectives for 3W-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.246	Uses, Activities, Special Conditions Table 3W-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.247	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.250	Management Objectives for 3-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.251	Uses, Activities, Special Conditions Table 3-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.255	Management Objectives for 4-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.256	Uses, Activities, Special Conditions Table 4-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.257	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.260	Management Objectives for 5-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.261	Uses, Activities, Special Conditions Table 5-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.263	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.265	Management Objectives for 5A-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.266	Uses, Activities, Special Conditions Table 5A-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.267	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.275	Management Objectives for 6-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.276	Uses, Activities, Special Conditions Table 6-WD	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.236	Uses, Activities, Special Conditions Table 2-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.280	Management Objectives for 6-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.281	Uses, Activities, Special Conditions Table 6-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.285	Management Objectives 7-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.286	Uses, Activities, Special Conditions 7-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.287	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.290	Management Objectives 7-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.291	Uses, Activities, Special Conditions Table 7-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.295	Management Objectives 55-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.296	Uses, Activities, Special Conditions 55-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.297	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.300	Management Objectives 55A-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.301	Uses, Activities, Special Conditions 55A-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.305	Management Objectives for 55B-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.306	Uses, Activities, Special Conditions Table 55B-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.310	Management Objectives for 56-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.311	Uses, Activities, Special Conditions Table 56-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.312	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.315	Management Objectives for 56-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.316	Uses, Activities, Special Conditions Table 56-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.320	Management Objectives for 57-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.321	Uses, Activities, Special Conditions Table 57-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.322	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.325	Management Objectives for 57-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.326	Uses, Activities, Special Conditions Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.330	Management Objectives for 58-UD	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.331	Uses, Activities, Special Conditions Table 58-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.332	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.335	Management Objectives for ; 58-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.336	Uses, Activities, Special Conditions Table ; 58-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.340	Management Objectives for 59-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.341	Uses, Activities, Special Conditions Table 59-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.345	Management Objectives for 67-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.346	Uses, Activities, Special Conditions Table 67-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.347	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.350	Management Objectives for 67-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.351	Uses, Activities, Special Conditions Table 67-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.355	Management Objectives for 67A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.356	Uses, Activities, Special Conditions Table 67A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.360	Management Objectives for 68A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.361	Uses, Activities, Special Conditions Table 68A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.362	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.365	Management Objectives for 68B-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.366	Uses, Activities, Special Conditions Table 68B-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.367	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.370	Management Objectives for 8-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.371	Uses, Activities, Special Conditions Table 8-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.372	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.375	Management Objectives for 8-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.376	Uses, Activities, Special Conditions Table 8-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.380	Management Objectives for 9-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.381	Uses, Activities, Special Conditions Table 9-CS	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.382	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.385	Management Objectives 9A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.386	Uses, Activities, Special Conditions Table 9A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.387	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.390	Management Objectives 10-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.391	Uses, Activities, Special Conditions Table 10-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.392	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.395	Management Objectives 10-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.396	Uses, Activities, Special Conditions Table 10-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.400	Management Objectives 11-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.401	Uses, Activities, Special Conditions Table 11-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.402	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.405	Management Objectives 11-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.406	Uses, Activities, Special Conditions Table 11-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.410	Management Objectives 12-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.411	Uses, Activities, Special Conditions Table 12-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.412	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.415	Management Objectives 12-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.416	Uses, Activities, Special Conditions Table 12-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.420	Management Objectives 13-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.421	Uses, Activities, Special Conditions Table 13-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.422	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.425	Management Objectives 13-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.426	Uses, Activities, Special Conditions Table 13-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.430	Management Objectives 13B-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.431	Uses, Activities, Special Conditions Table 13B-RS	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.432	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.435	Management Objectives 13B-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.436	Uses, Activities, Special Conditions Table 13B-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.440	Management Objectives 14-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.441	Uses, Activities, Special Conditions Table 14-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.442	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.445	Management Objectives 14-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.446	Uses, Activities, Special Conditions Table 14-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.450	Management Objectives 15-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.451	Uses, Activities, Special Conditions Table 15-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.452	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.455	Management Objectives 15-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.456	Uses, Activities, Special Conditions Table 15-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.460	Management Objectives 16-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.461	Uses, Activities, Special Conditions Table 16-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.462	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.465	Management Objectives 16-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.466	Uses, Activities, Special Conditions Table 16-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.470	Management Objectives 17-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.471	Uses, Activities, Special Conditions Table 17-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.472	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.475	Management Objectives 17-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.476	Uses, Activities, Special Conditions Table 17-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.480	Management Objectives 18-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.481	Uses, Activities, Special Conditions Table 18-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.482	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.485	Management Objectives 18-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.486	Uses, Activities, Special Conditions Table 18-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.490	Management Objectives 18B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.491	Uses, Activities, Special Conditions Table 18B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.495	Management Objectives 19-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.496	Uses, Activities, Special Conditions Table 19-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.505	Management Objectives 25-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.506	Uses, Activities, Special Conditions Table 25-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.525	Management Objectives 45A-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.526	Uses, Activities, Special Conditions Table 45A-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.535	Management Objectives 19-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.536	Uses, Activities, Special Conditions Table 19-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.437	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.540	Management Objectives 19B-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.541	Uses, Activities, Special Conditions Table 19B-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.545	Management Objectives 20-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.546	Uses, Activities, Special Conditions Table 20-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.547	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.550	Management Objectives 20-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.551	Uses, Activities, Special Conditions Table 20-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.555	Management Objectives 20A-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.556	Uses, Activities, Special Conditions Table 20A-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.557	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.560	Management Objectives 20A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.561	Uses, Activities, Special Conditions Table 20A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.565	Management Objectives 20B-WD	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.566	Uses, Activities, Special Conditions Table 20B-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.567	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.570	Management Objectives 20B-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.571	Uses, Activities, Special Conditions Table 20B-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.575	Management Objectives 20C-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.576	Uses, Activities, Special Conditions Table 20C-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.577	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.580	Management Objectives 20C-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.581	Uses, Activities, Special Conditions Table 20C-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.585	Management Objectives 20D-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.586	Uses, Activities, Special Conditions Table 20D-WD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.587	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.590	Management Objectives 20D-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.591	Uses, Activities, Special Conditions Table 20D-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.592	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.595	Management Objectives 21-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.596	Uses, Activities, Special Conditions Table 21-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.597	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.600	Management Objectives 21-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.601	Uses, Activities, Special Conditions Table 21-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.605	Management Objectives 21A-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.606	Uses, Activities, Special Conditions Table 21A-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.615	Management Objectives 28A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.616	Uses, Activities, Special Conditions Table 28A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.620	Management Objectives 28B-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.621	Uses, Activities, Special Conditions Table 28B-DA	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.625	Management Objectives 29-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.626	Uses, Activities, Special Conditions Table 29-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.627	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.630	Management Objectives 29-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.631	Uses, Activities, Special Conditions Table 29-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.635	Management Objectives 30A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.636	Uses, Activities, Special Conditions Table 30A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.637	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.640	Management Objectives 30B-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.641	Uses, Activities, Special Conditions Table 30B-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.642	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.645	Management Objectives 30C-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.646	Uses, Activities, Special Conditions Table 30C-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.647	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.650	Management Objectives 30D-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.651	Uses, Activities, Special Conditions Table 30D-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.652	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.655	Management Objectives 30E-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.656	Uses, Activities, Special Conditions Table 30E-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.657	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.660	Management Objectives 30-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.661	Uses, Activities, Special Conditions Table 30-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.665	Management Objectives 31-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.666	Uses, Activities, Special Conditions Table 31-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.667	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.670	Management Objectives 31-NA	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.671	Uses, Activities, Special Conditions Table 31-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.675	Management Objectives 32-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.676	Uses, Activities, Special Conditions Table 32-D	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.677	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.680	Management Objectives 34-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.681	Uses, Activities, Special Conditions Table 34-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.682	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.685	Management Objectives 34-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.686	Uses, Activities, Special Conditions Table 34-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.690	Management Objectives 36-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.691	Uses, Activities, Special Conditions Table 36-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.692	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.695	Management Objectives 38-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.696	Uses, Activities, Special Conditions Table 38-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.697	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.700	Management Objectives 38-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.701	Uses, Activities, Special Conditions Table 38-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.705	Management Objectives 39-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.706	Uses, Activities, Special Conditions Table 39-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.707	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.710	Management Objectives 39-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.711	Uses, Activities, Special Conditions Table 39-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.715	Management Objectives 40-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.716	Uses, Activities, Special Conditions Table 40-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.717	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.720	Management Objectives 60-UW	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.721	Uses, Activities, Special Conditions Table 60-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.722	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.725	Management Objectives 60-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.726	Uses, Activities, Special Conditions Table 60-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.730	Management Objectives 60A-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.731	Uses, Activities, Special Conditions Table 60A-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.735	Management Objectives 61-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.736	Uses, Activities, Special Conditions Table 61-UW	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.737	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.738	Management Objectives 61-UDS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.739	Uses, Activities, Special Conditions Table 61-UDS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.739.1	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.740	Management Objectives 61-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.741	Uses, Activities, Special Conditions Table 61-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.745	Management Objectives 62-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.746	Uses, Activities, Special Conditions Table 62-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.747	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.750	Management Objectives 63A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.751	Uses, Activities, Special Conditions Table 63A-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.752	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.755	Management Objectives 63-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.756	Uses, Activities, Special Conditions Table 63-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.760	Management Objectives 63B-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.761	Uses, Activities, Special Conditions Table 63B-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.762	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.765	Management Objectives 63B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.766	Uses, Activities, Special Conditions Table 63B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.767	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.770	Management Objectives 63C-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.771	Uses, Activities, Special Conditions Table 63C-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.772	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.775	Management Objectives 63C-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.776	Uses, Activities, Special Conditions Table 63C-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.780	Management Objectives 63C2-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.781	Uses, Activities, Special Conditions Table 63C2-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.785	Management Objectives 64-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.786	Uses, Activities, Special Conditions Table 64-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.787	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.790	Management Objectives 65-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.791	Uses, Activities, Special Conditions Table 65-UD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.792	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.795	Management Objectives 66-UWD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.796	Uses, Activities, Special Conditions Table 66-UWD	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.797	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.800	Management Objectives 66A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.801	Uses, Activities, Special Conditions Table 66A-DA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.805	Management Objectives 66B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.806	Uses, Activities, Special Conditions Table 66B-CA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.810	Management Objectives 69-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.811	Uses, Activities, Special Conditions Table 69-NS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.812	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.5.815	Management Objectives 69-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.816	Uses, Activities, Special Conditions Table 69-NA	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.820	Management Objectives 70-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.821	Uses, Activities, Special Conditions Table 70-CS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.822	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.825	Management Objectives 71-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.826	Uses, Activities, Special Conditions Table 71-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.827	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.830	Management Objectives 72-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.831	Uses, Activities, Special Conditions Table 72-RS	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.5.832	Land Development Standards Table 4.5	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.202	Manufactured Home and Manufactured Home Park or Subdivision within Designated Flood Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.205	Designation of Flood Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.210	Permitted Uses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.215	Conditional Uses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.230	Procedural Requirements for Development within Special Flood Hazard Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.235	Sites within Special Flood Hazard Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.240	Manufactured Homes	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.260	Review of Land Subdivision Applications	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.265	Evaluation of Variance Applications	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.270	Floodways	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.275	Alteration of Water Courses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.280	Shallow Flooding Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.281	Coastal High Hazard Areas	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.290	Restrictiveness	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.6.305	Designation of Airport Surfaces	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.310	Airport Sub-Zones	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.315	Airport Surfaces Height Limitations	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.320	Permitted Uses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.325	Conditional Uses	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.330	Use Restrictions	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.335	Clarification of Grandfather Uses and Rights	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.340	Variances	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.6.345	Conformance Requirement	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.7.105	Prescribed Regulations	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.7.110	Priority of Restrictions	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.7.115	Relation to Plan Inventory	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.7.120	Goal #5 Conflict Resolution Process	Planning/permit process	4/4/1985	1985-2013
TABLE 4.7a	Special Regulatory Considerations Prescribed By The Coos County Comprehensive Plan	Planning/permit process	4/4/1985	1985-2013
TABLE 4.7b	Special Regulatory Considerations Prescribed By The Coos County Comprehensive Plan Coquille River Estuary	Planning/permit process	4/4/1985	1985-2013
TABLE 4.7c	Special Regulatory Considerations Prescribed By The Coos Bay Estuary Management Plan	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.200	Uses Permitted	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.300	Administrative Conditional Use	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.350	Hearings Body Conditional Use	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.400	Review Criteria for Conditional Use	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.500	“Lot-of-Record” Dwellings	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.525	Forest Dwellings	Planning/permit process	4/4/1985	1985-2013

CCZLDO Section 4.8.600	Mandatory Siting Standards Required for Dwellings and Structures in the Forest Zone	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.700	Fire Siting and Safety Standards	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.750	Development Standards	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.8.800	Land Divisions in the Forest Zone	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.200	Uses Permitted Outright	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.300	Administrative Conditional Use	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.350	Hearings Body Conditional Use	Planning/permit process	4/4/1985	1985-2013
		Planning/permit process	4/4/1985	
CCZLDO Section 4.9.400	Review Criteria for Conditional Use	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.450	Additional Hearings Body Conditional Uses and Review Criteria	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.500	“Lot-of-Record” Dwellings	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.525	Farm-Related Dwellings on Land Not Identified as High-Value Farmland	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.540	Farm-Related Dwellings on High-Value Farmland	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.550	Non-Farm Dwellings	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.600	Siting Standards for Dwellings and Structures in EFU Zone	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.700	Development Standards	Planning/permit process	4/4/1985	1985-2013
CCZLDO Section 4.9.900	Land Divisions	Planning/permit process	4/4/1985	1985-2013
MODIFIED:				
CCCP Volume II, part 1, Section 3, Policy #22	Mitigation Sites; wetland restoration projects in “medium priority” mitigation sites	Planning/permit process	4/4/1985	1/24/96
CCCP Volume II, part 1, Section 3, Policy #28	Rural lands within Coastal Shorelands Boundary; designated as “other” aggregate sites.	Planning/permit process	4/4/1985	10/28/1992

DELETED:				
Coos County Comprehensive Plan and Zoning and Land Development Ordinance (except for Coos Bay Estuary Management Plan)			1985	1985