

**Routine Program Change  
Incorporation of Clatsop County Comprehensive Plan and Zoning Ordinance  
Into the Oregon Coastal Management Program**

**May 3, 2013**

**I. Introduction**

The Oregon Department of Land Conservation and Development (DLCD) seeks to incorporate the current versions of the **Clatsop County Comprehensive Plan (CCCP), the Clatsop County Land and Water Development and Use Ordinance (CCLWDUO), and the Clatsop County Development Standards Document (CCDSD)** (collectively, Clatsop County land use provisions) into the Oregon Coastal Management Program (OCMP). DLCD requests the National Oceanic and Atmospheric Administration (NOAA) Office of Ocean and Coastal Resource Management's (OCRM) concurrence that the incorporation is a Routine Program Change to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged the CCCP and associated CCLWDUO and CCDSD in 1984, and OCRM approved their incorporation into the OCMP in 1985. The Clatsop County Board of Commissioners has periodically updated all documents. DLCD is now submitting the current version of the Clatsop County land use provisions, which include all updates, for OCRM's approval. These current documents will replace the versions that OCRM previously approved in 1985.

Section II.A of this analysis discusses Oregon's land use planning system and explains the relationship between Oregon's statewide planning goals and local comprehensive plans. Section II.B discusses the provisions that DLCD seeks to incorporate as enforceable policies. Section II.C analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section III contains a table that provides a list of all Clatsop County provisions Oregon is seeking to incorporate into the OCMP as enforceable policies (details of the provisions are discussed in section II.B).

**II. Analysis of Incorporation**

**II.A. Discussion of Oregon's land use planning system**

ORS Chapter 197, Comprehensive Land Use Planning Coordination, governs Oregon's land use planning system and sets the stage for state and local governments to share the job of land use planning in Oregon. ORS 197 directs the state, through the Land Conservation and Development Commission (LCDC) to adopt statewide planning goals and set overall rules for planning decisions. Local governments, such as Clatsop County, are to adopt plans that meet the statewide requirements and make the day-to-day land use decisions in conformance with the state-approved and goal-based plans. This partnership creates a close linkage between local comprehensive plans, such as the CCCP and CCLWDUO, and the statewide planning goals.

The nineteen statewide planning goals establish Oregon's standards for comprehensive planning. The goals express the state's policies on land use and set requirements on how land use decisions are to be made. The goals also set standards for how certain types of land are planned and zoned, for example Goal 18's standards for development on various types of dunes. Oregon has adopted the statewide planning goals as administrative rules (Oregon Administrative Rules Chapter 660, Division 015). The full text of the nineteen statewide planning goals is available online at: <http://www.oregon.gov/LCD/goals.shtml>, and a summary follows:

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

**Goal 2. LAND USE PLANNING** Goal 2 outlines the basic procedures of Oregon's statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that local jurisdictions must adopt suitable "implementation ordinances" to put the plan's policies into effect.

**Goal 3. AGRICULTURAL LANDS** Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" agricultural lands through farm zoning.

**Goal 4. FOREST LANDS** Goal 4 defines forest lands and requires counties to inventory those lands and adopt policies and ordinances that will "conserve forest lands for forest uses."

**Goal 5. OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES** Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

**Goal 6. AIR, WATER AND LAND RESOURCES QUALITY** Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

**Goal 7. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS** Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development in those areas.

**Goal 8. RECREATION NEEDS** This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for recreation.

**Goal 9. ECONOMY OF THE STATE** Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

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

**Goal 11. PUBLIC FACILITIES AND SERVICES** Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection.

**Goal 12. TRANSPORTATION** This goal aims to provide "a safe, convenient and economic transportation system."

**Goal 13. ENERGY** Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

**Goal 14. URBANIZATION** This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

**Goal 15. WILLAMETTE GREENWAY** Goal 15 is not applicable to the coastal zone.

**Goal 16. ESTUARINE RESOURCES** Goal 16 requires local governments to classify Oregon's 22 major estuaries into four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those areas.

**Goal 17. COASTAL SHORELANDS** Goal 17 defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources in that area are to be managed. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.

**Goal 18. BEACHES AND DUNES** Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they

meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

**Goal 19. OCEAN RESOURCES** Goal 19 aims “to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf.” It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

The statewide planning goals, along with networked statutory authorities, form the basis of Oregon’s Coastal Management Program. The 1977 document approving the OCMP recognizes that “the central authority by which Oregon will implement the program is SB 100<sup>1</sup>” (Part IV of which directed the preparation and adoption of statewide planning goals to guide cities and counties in preparing, adopting and implementing comprehensive plans). DLCD has submitted these statewide planning goals and subsequent revisions to OCRM throughout the years as program changes, and they have been incorporated as part of Oregon’s federally approved coastal management program.

The statewide planning goals are implemented through local comprehensive planning. Each city and county in Oregon must adopt a comprehensive plan and the zoning and land-use regulations necessary to put the plan into effect. Plans must address all applicable topics laid out in the planning goals, and as such must include elements for coastal resources such as estuaries, shorelands, and beaches and dunes. Plans generally contain three main components: inventories, policies, and implementing measures. Inventories contain facts about land use, resources, and development trends within the planning area, and provide the basis for plan policies. Policies are the overarching statements that direct subsequent land use decisions in that jurisdiction. Implementing measures are the ordinances and regulations used to carry out the plan policies, and provide the specific criteria for local land use authorizations. Implementing measures include zoning ordinances, land division ordinances, and other regulations that directly regulate land use activities.

Once a jurisdiction has woven together these inventories, policies, and implementing measures to draft a local comprehensive plan, the jurisdiction submits the plan to LCDC. LCDC reviews the plan to ensure that it is consistent with the Statewide Planning Goals. When LCDC officially approves a local plan, the plan is said to be *acknowledged*, and becomes the controlling land use document for that jurisdiction.

LCDC acknowledged the CCCP in 1984, signifying that the plan is consistent with and implements required policies of the statewide planning goals. Recognizing that the CCCP implements statewide planning goals that OCRM has approved as part of the OCMP, DLCD seeks to incorporate specific provisions of the CCCP as enforceable policies via a routine program change. The analysis below discusses the provisions that DLCD seeks to incorporate as enforceable policies, and identifies how the provisions

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<sup>1</sup> Codified at Oregon Revised Statutes Chapter 197

implement the applicable planning goals.

## **II.B. Clatsop County Provisions Incorporated as Enforceable Policies**

While DLCD seeks to incorporate all of the current Clatsop County land use provisions into the OCMP, DLCD has identified specific sections 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 III) and discussed in further detail below.

### **II.B.1. Clatsop County Comprehensive Plan**

Although the CCLWDO and CCSD contain the majority of the County’s enforceable policies, the comprehensive plan contains enforceable policies as well. The plan contains over two thousand pages of policies, maps, and background information. Recognizing the need for a more concise reference document, the county prepared a “Goals and Policies” document that is a condensed compilation of the plan’s essential policies. It uses the same language as the official comprehensive plan, and contains the most up-to-date plan policies adopted or amended by the Clatsop County Board of Commissioners.<sup>2</sup> Along with a full copy of the comprehensive plan, DLCD has provided a copy of the goals and policies document, with enforceable policies highlighted, for ease of review.

The comprehensive plan contains countywide goals and policies, as well as specific community plans. DLCD will submit a routine program change request covering updates to the Community Plans at a later date; this request focuses on the countywide goals and policies.

## **Section I: Comprehensive Plan Countywide Elements**

The DLCD seeks to include the following as enforceable policies:

### Clatsop County Goal 2-Land Use Planning

This section identifies and generally describes the six plan designations – development, rural agricultural, conservation forest, conservation other resources, natural, and rural lands – that form the basis for Clatsop County’s zoning. While the description of these plan designations do not contain any enforceable policies per se, they form the basis for the county’s planning and are thus important to include in any compilation of Clatsop County enforceable policies.

### Clatsop County Goal 3-Agricultural Lands

Goal 3’s policies relate to preserving and maintaining agricultural lands.

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<sup>2</sup> The Board of Commissioners has amended the comprehensive plan periodically over the years. While the text of the plan reflects most of those amendments, there are a few instances where an adopted amendment has yet to be reflected in the printed version of the plan. The goals and policies document captures all of the approved amendments.

5. Promotes maximum agricultural productivity by limiting non-farm uses on land Exclusive farm Use (EFU).

6. Conserves certain agricultural land for forest uses.

#### Clatsop County Goal 4-Forest Lands

Goal 4's policies relate to conserving forest lands for forest uses.

1. Requires that forest lands be conserved for forest uses.

3. Requires that forest practices on lands designated Conservation-Forest conform to the Oregon Forest Practices Act and implementing regulations.

4. Establishes criteria for division of forest lands.

5. Allows for the clustering of non-forest residences on forestlands, subject to siting standards.

6. Establishes requirements for the designation of new park and recreation areas on forestlands.

10. Requires that forestry activities within Conservation-Forest watersheds conform to the Oregon Forest Practices Act and implementing regulations.

12. Restricts off-road vehicle access to established rock roads.

13. Requires use of existing utility right-of-ways to the maximum extent before creating new right-of-ways.

14. Limits roads in forest areas to the minimum width necessary.

17. Limits expansion of existing non-forest developments and uses in forest zones.

#### Clatsop County Goal 5-Open Spaces, Scenic & Historic Areas and Natural Resources

Goal 5's policies relate to conserving open space and protecting natural and scenic resources. Policies govern mineral and aggregate resources, energy sources, fish and wildlife habitat, wetlands, and cultural areas.

##### *Mineral and Aggregate Resources Policies*

10. Sets scope and criteria for "grandfathering" an existing operation.

16. Allows the county to consider the effects of surface mining operations on public roads and traffic.
17. Establishes requirements for approval of surface mining at a site zoned for exclusive farm or forestry use.
19. Establishes requirements for approval of any new conflicting use within an impact area surrounding a mineral or aggregate resource site.
20. Allows the county to impose conditions on surface mine operations.
24. Requires county land use approval and DOGAMI operating permit before commencing a surface mining or processing activity.

#### *Energy Sources Policies*

1. Prohibits development from impairing the feasibility of potential wind generation facilities.

#### *Fish and Wildlife Policies*

4. Requires a setback for non-water dependent uses.
6. Requires applicants for building permits to submit a water right permit along with a building permit application, where a stream is proposed as the water source.
8. Prohibits new developments from restricting existing public access to rivers, streams, or lakes.
11. Establishes site-specific requirements for additional rural residential development at River Ranch.

#### *Wetlands Policies*

3. Establishes site-specific requirements for Wetland Site 7.

#### *Cultural Areas Policies*

2. Establishes requirements for Indian cairns, graves and other significant archeological resources uncovered during construction or excavation.

#### *Classification of County Mineral and Aggregate Sites*

1. Establishes classification for primary and other sites throughout the county according to protection and approval classification.

### *County Resource Inventory Maps*

Includes maps of Bald Eagle Nests and Nesting Activity and Great Blue Heron Rookeries, Historic Sites, Rock Quarries and Gravel Pits, Big Game Habitat Protection Plan for Clatsop County, Scenic Conservancy Areas, and Wetlands.

### Goal 7-Natural Hazards

Goal 7's policies relate to protecting life and property from natural disasters and hazards.

#### *Flood Hazard Policies*

4. Limits land uses in the floodplain to those uses identified by the adopted floodplain regulations as suitable.
8. Prohibits the placement of hospitals, public schools, nursing homes, and other similar public uses within areas subject to flooding.

#### *Development Policies for Areas of Mass Movement*

2. Requires that access roads and driveways follow slope contours.
4. Requires slope stability investigations in certain hazard areas.

#### *Streambank Erosion and Deposition Policies*

1. Requires that the outside faces of dikes be stabilized.

### Goal 11-Public Facilities and Services

Goal 11's policies relate to orderly conversion of land from rural to urban use, providing needed public facilities for rural areas, and discouraging the development of inappropriate public facilities on resource lands.

#### *General Public Facilities Policies*

1. (Incorporates "Overall Policy Regarding Appropriate Levels of Public Facilities in the County.") Specifies the level of public facilities and services that are reasonable and appropriate, and that the county may allow.
3. Conditions development permits on adequate public facility capacity.
6. Requires that all new planned developments and subdivisions install underground utilities.

8. Requires that all utility lines and facilities be located on or adjacent to existing public or private rights-of-way.

9. Requires findings re: appropriate public facilities and services prior to certain comprehensive plan or zone changes.

#### *Water Supply Systems Policies*

1, 2, 3. Policies 1, 2, and 3 all require proof of available water for various types of developments and water sources.

### Goals 16 and 17-Estuarine Resources and Coastal Shorelands

Goal 16 seeks to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity, and benefits of Oregon's estuaries. Goal 17 seeks to conserve, protect, where appropriate develop and where appropriate restore the resources and benefits of coastal shorelands. Associated policies ensure that the management of these areas shall be compatible with the characteristics of the adjacent coastal waters, reduce the hazard to human life and property, and reduce the adverse effects upon water quality and fish and wildlife habitat.

#### Columbia River Estuary Land and Water Use Plan

##### *P10. Introduction and Background*

Includes definitions, designations, and use and activity tables.

##### *P20. Columbia River Estuary Shoreland and Aquatic Regional Policies*

P20.1: Policies 2, 4, 5. Policies governing agriculture and forestry.

P20.2: Policies 1, 2, 4, 5: Policies governing aquaculture and fisheries.

P20.3: Policies 1- 4: Policies governing deep water navigation, port and industrial development.

P20.4: Policies 1-3: Policies governing diking.

P20.5: Policies 1-12, 14, 17-18: Policies governing dredging and dredged material disposal.

P20.6: Policies 1-4: Policies governing estuarine construction: piling and dolphin installation, shoreline stabilization, and navigational structures.

P20.7: Policies 1, 2: Policies governing filling of aquatic areas and wetlands.

P20.8: Policies 1-3: Policies governing fish and wildlife habitat.

P20.10: Policy 1: Policy governing log storage.

P20.11: Policies 1-6: Policies governing mining and mineral extraction.

P20.12: Policies 1, 2, 4-10, 15, 16, 18-20, 27-29, 33-35: Policies governing mitigation.

P20.13: Policies 4-7: Policies governing public access to the estuary and shoreline.

P20.14: Policies 1, 2: Policies governing recreation and tourism.

P20.15: Policies 1, 2: Policies governing residential, commercial, and industrial development.

P20.16: Policies 2, 3: Policies governing shallow draft ports and marinas.

P20.17: Policies 1-3: Policies governing significant areas.

P20.19: Policies 2, 4: Policies governing water quality maintenance.

P20.20: Policies 1, 2: Policies governing water-dependent development areas.

### *P30. Columbia River Estuary Subarea Plans*

This section includes aquatic and shoreland designations, and specifies enforceable policies applicable to each of the 22 subareas within the Columbia River estuary.

### *P40. Columbia River Estuary Dredged Material Management Plan*

Incorporates the Columbia River Estuary Dredged Material Management Plan, which provides technical information, dredging and disposal policies, and identifies appropriate disposal locations.

#### Necanicum River Estuary Plan

*Goal 1, Policies 1-A through 1-J:* Policies to maintain all identified marsh areas in their natural, productive condition.

*Goal 2, Policies 2-A, 2-C:* Policies to manage areas and uses adjacent to marshes to protect the integrity of the marshes.

*Goal 3, Policy 3-C:* Policy to encourage estuary restoration.

*Goal 4, Policy 4-B: Policy to achieve improved water quality.*

*Goal 5, Policy 5-A: Policy to protect riparian vegetation.*

*Shorelands Policies 1-6: Policies to protect marsh areas, public access to the waterfront, riparian vegetation, and adjacent uses, and policies governing dredge material disposal and shoreline stabilization.*

#### Ecola Creek Estuary Plan

*Policies 3-6, 9-16: Policies governing shoreline alterations and stabilization, dredge and fill activities, and riparian vegetation.*

#### Ocean and Coastal Lake Shorelands Policies

*Policies 1-3, 5: Policies governing general use of the shorelands, new or expanded development, scenic views and public access, and planned development in shorelands. Also includes policies for the protection of natural values and riparian resources.*

#### Goal 18-Beaches and Dunes

Goal 18's policies relate to conserving, protecting and appropriately developing the coastal beach and dune areas, and reducing the hazard to human life and property from natural or man-made actions associated with these areas.

##### *Beaches and Dunes Policies*

1. Prohibits residential development and commercial and industrial buildings on the beach (area defined), and requires compliance with the state's Beach Bill.
2. Specifies uses permitted on active foredunes and certain other foredune and interdune areas; prohibits residential development and commercial and industrial buildings.
5. Requires that pedestrian, bicycle, equestrian and vehicular circulation be managed to minimize damage to dunes and stabilizing vegetation.
6. Requires that land use actions not result in the drawdown of the groundwater supply.
7. Sets restrictions on foredune breaching for emergency purposes.
8. Sets requirements for foredune grading.
12. Limits vegetation removal and prohibits removal of shoreline vegetation.

13. Requires a site-specific investigation by registered professional geologist or engineer in potentially hazardous beach and dune areas.

14. Prohibits on-site sewage disposal systems in active foredunes, and on certain conditionally stable foredune and interdune areas.

15. Limits beachfront protective structures to areas developed on or before January 1, 1977.

## **II.B.2. Clatsop County Land and Water Development and Use Ordinance (CCLWDUO)**

The Clatsop County Land and Water Development and Use Ordinance (CCLWDUO) implements the county's comprehensive plan by specifying requirements that govern specific land uses. The ordinance's provisions apply to all unincorporated areas of Clatsop County that fall outside of the urban growth boundary of incorporated cities or towns.

### **CCLWDUO Article 1: Introductory Provisions**

Article 1 of the CCLWDUO contains introductory provisions, definitions, and other underlying provisions such as the requirement that actions initiated under the ordinance must be consistent with the comprehensive plan.

The DLCDD seeks to include the following introductory section as an enforceable policy:

1.030 Definitions: Defines the terms used in the zoning code. The definitions clarify and provide context for many of the sections containing enforceable policies. While this section does not implement any particular planning goal or goals, it is necessary to interpret and apply the following sections.

### **CCLWDUO Article 3: Zones and Special Purpose Districts**

Article 3 of the CCLWDUO outlines the standards for allowable uses within specific zones, and forms the basis for how Clatsop County implements the statewide planning goals. Sections 3.010 through 3.035 establish zone designations and boundaries, while sections 3.060 through 3.928 describe specific regulations for each zone. Many of the allowable uses are subject to specific development standards, which provide further requirements applicable to certain developments. The DLCDD is seeking to include many of the development standards as enforceable policies (See section II.B.3, below). These land use provisions are rooted in the overall planning framework envisioned by Goal 2, and implement multiple goals.

The DLCDD seeks to include the following sections as enforceable policies:

3.010 Establishment of Zones: Establishes land use zones based on the comprehensive plan’s guidance and designations. Section 3.010 includes a table showing the comprehensive plan land use classifications, and corresponding CCLWDUO zones. Adopts by reference the zone boundaries shown on the Clatsop County “Comprehensive Plan/Zoning Map” and Columbia River Estuary Resource Maps. Zoning information is available at the county planning office, or on the county’s Webmaps website at <http://maps.co.clatsop.or.us/applications/login.asp>.

3.030 Special Purpose Districts: Specifies that a special purpose district is an overlay district where additional regulations may add to or modify the regulations applicable to the underlying zone. Describes the boundaries of various special purpose overlay districts, including Flood Hazard, Geologic Hazards, Beaches and Dunes, Dredged Material Disposal, Mitigation Site, Restoration Inventory Sites, and Coastal and Shorelands districts.

3.032 Interpretation of Zone Boundaries: Outlines how the county determines zoning boundary lines.

3.035 Review of Land Transportation Facilities for Compliance with Land Use Regulations: Outlines what type of transportation facility improvements are permitted outright uses and activities.

3.064-3.070 Arch Cape Rural Community Residential Zone (AC-RCR): Establishes land use requirements and development guidelines for lands in the Arch Cape area, whose primary use is low-density housing. Contains regulations specifying Development and Use Permitted (section 3.064), Conditional Development and Use (3.066), Development and Use Standards (3.068), and State and Federal Permits (3.070). Developments and Uses Permitted are uses that the county permits outright, subject to applicable development standards of the CCLWDUO and the county’s Standards Document. Conditional Developments and Uses are those uses that the county may permit subject to further review and applicable development standards. Development and Use Standards set forth requirements for things such as lot size, setbacks, building height, lighting and vegetation. The State and Federal Permit section specifies when an applicant must submit copies of state and federal permits for a development or use to the Planning Department.

3.076-3.084 Miles Crossing, Jeffers Gardens and Westport Rural Community Residential Zone (RCR): Establishes standards and regulations to accommodate low-density housing and small-scale non-residential uses in specified Clatsop County rural communities. Contains regulations specifying Development and Use Permitted (3.076), Conditional Development and Use (3.078), Development and Use Standards (3.080), Additional Development and Use Standards (3.082), and State and Federal Permits (3.084).

3.090-3.099 Knappa and Svensen Rural Community Residential Zone (KS-RCR): Establishes standards and regulations to accommodate low density housing and small-scale non-residential uses in specified Clatsop County rural communities. Contains

regulations specifying Development and Use Permitted (3.090 and 3.094), Conditional Development and Use (3.092), Development and Use Standards (3.096), Additional Development and Use Standards (3.098), and State and Federal Permits (3.099).

3.104-3.112 RSA Single Family Residential Zone (RSA-SFR): Establishes standards and regulations to accommodate the foreseeable demand for single family residential development in areas where public facilities such as sewer, fire protection, and water are available or planned in Rural Service Areas. Contains regulations specifying Development and Use Permitted (3.104), Conditional Development and Use (3.106), Development and Use Standards (3.108), and State and Federal Permits (3.112).

3.116-3.119 Rural Community Multi-family Residential Zone (RC-MFR): Establishes standards and regulations governing areas suitable for various types of residential development at a rural community density in areas where public facilities such as sewer, fire protection and water are available, or were previously developed with mobile home parks, manufactured homes and multi-family housing. Contains regulations specifying Development and Use Permitted (3.116), Conditional Development and Use (3.117), Development and Use Standards (3.118), and State and Federal Permits (3.119).

3.124-3.130 RSA Multi-Family Residential Zone (RSA-MFR): Establishes standards and regulations governing areas suitable for various types of residential development, at an urban density, where public facilities are available or planned in Rural Service Areas. Contains regulations specifying Development and Use Permitted (3.124), Conditional Development and Use (3.126), Development and Use Standards (3.128), and State and Federal Permits (3.130).

3.144-3.152 Coastal Residential Zone (CR): Establishes standards and regulations to encourage residential and very limited recreational development in the Southwest Coastal planning area. Contains regulations specifying Development and Use Permitted (3.144), Conditional Development and Use (3.146), Conditional Development and Use Criteria (provides limitations and requirements applicable to conditional developments) (3.148), Development and Use Standards (3.150), and State and Federal Permits (3.152).

3.164-3.172 Single Family Residential-1 Zone (SFR-1): Establishes standards and regulations to accommodate low density rural housing in areas already committed to such uses and with public service availability. Contains regulations specifying Development and Use Permitted (3.164), Conditional Development and Use (3.166), Development and Use Standards (3.168), Additional Development and Use Standards in the Clatsop Plains Planning Area (3.170), and State and Federal Permits (3.172).

3.184-3.198 Residential-Agriculture-1 Zone (RA-1): Establishes standards and regulations to accommodate low density rural residential development (two family dwellings per two acres) in areas already committed to such uses and with existing public service availability. Contains regulations specifying Development and Use Permitted (3.184), Conditional Development and Use (3.190), Development and Conditional

Development and Use Standards (3.194), Additional Development and Use Standards in the Clatsop Plains Planning Area (3.196), and State and Federal Permits (3.198).

3.204-3.212 Residential-Agriculture-2 Zone (RA-2): Establishes standards and regulations to accommodate very low density rural residential development (one family dwelling per 2 acres) in areas already committed to such uses, or in small areas with unique scenic qualities that will not require more than very basic levels of services. Contains regulations specifying Development and Use Permitted (3.204), Conditional Development and Use (3.207), Development and Conditional Development and Use Standards (3.208), Additional Development and Use Standards in the Clatsop Plains Planning Area (3.209), and State and Federal Permits (3.212).

3.224-3.232 Residential-Agriculture-5 Zone (RA-5): Establishes standards and regulations to accommodate very low density rural residential development (one family dwelling per 5 acres) in outlying areas already committed to such uses, or in small areas with unique scenic or locational qualities that will not require more than very basic levels of services (single road access, individual domestic wells and sewage disposal systems). Contains regulations specifying Development and Use Permitted (3.224), Additional Development and Use Permitted in Clatsop Plains Planning Area (3.226), Conditional Development and Use (3.227), Development and Conditional Development and Use Standards (3.228), Additional Development and Use Standards in the Clatsop Plains Planning Area (3.229), Additional Development and Use Standards in the Seaside Rural Planning Area (3.230), and State and Federal Permits (3.232).

3.232-3.237 Residential-Agriculture-10 Zone (RA-10): Establishes standards and regulations to accommodate very low density rural residential development (one family dwelling per 10 acres) in areas already committed to such uses, or in small areas with unique scenic or locational qualities that will not require more than very basic levels of service. Contains regulations specifying Development and Use Permitted (3.232), Additional Development and Use Permitted in the Clatsop Plains Planning Area (3.233), Conditional Development and Use (3.234), Development and Conditional Development and Use Standards (3.235), Additional Development and Use Standards in the Clatsop Plains Planning Area (3.236), and State and Federal Permits (3.237).

3.244-3.250 Coastal Beach Residential Zone (CBR): Establishes standards and regulations to accommodate demand for low density residential development in the Surf Pines area. Contains regulations specifying Development and Use Permitted (3.244), Development and Use Standards (3.248), and State and Federal Permits (3.250).

3.252-3.264 Rural Community Commercial Zone (RCC): This zone covers the rural communities of Arch Cape, Svensen, Westport, Miles Crossing and Jeffers Gardens. Establishes standards and regulations to support existing small concentrations of retail and commercial services and uses compatible with surrounding uses and environmental constraints like water and sewer. Contains regulations specifying Purpose and Intent (including square footage limitations) (3.254), Development and Use Permitted (3.256), Commercial Conditional Development and Use (3.258), Conditional Development and

Use (3.260), Development and Use Standards (3.262), and State and Federal Permits (3.264).

3.266-3.280 Rural Community Commercial and Light Industrial Zone (RCC-LI): This zone covers the rural communities of Knappa and Westport. Establishes standards and regulations to support existing small concentrations of retail and commercial services and uses compatible with surrounding uses and environmental constraints like water and sewer. Contains regulations specifying Purpose and Intent (3.268), Development and Use Permitted (3.270), Commercial Uses Conditional Development and Use (3.272), Light Industrial Uses Conditional Development and Use (3.273), Conditional Development and Use (3.274), Conditional Development and Use (3.276), Development and Use Standards (3.278), and State and Federal Permits (3.280).

3.300-3.314 Neighborhood Commercial Zone (NC): Establishes standards and regulations for small concentrations of retail and commercial services surrounding rural areas. Contains regulations specifying Purpose (3.302), Development and Use Permitted (3.304), Conditional Development and Use (3.306), Conditional Development and Use Criteria (3.310), Development and Conditional Development and Use Standards (3.312), and State and Federal Permits (3.314).

3.320-3.334 Tourist Commercial Zone (TC): Establishes standards and regulations for accommodations and facilities serving tourists, permanent and seasonal residents, and motorists and other travelers. Contains regulations for Purpose (3.322), Application (3.324), Development and Use Permitted (3.326), Conditional Development and Use (3.328), Conditional Development and Use Criteria (TC) (3.330), Development and Conditional Development and Use Standards (3.332), and State and Federal Permits (3.334).

3.340-3.354 General Commercial Zone (GC): Establishes standards and regulations for commercial developments requiring large land areas and land along major thoroughfares. Contains regulations for Purpose (3.342), Application (3.344), Development and Use Permitted (3.346), Conditional Development and Use (3.348), Conditional Development and Use Criteria (3.350), Development and Conditional Development and Use Standards (3.352), and State and Federal Permits (3.354).

3.400-3.408 Heavy Industrial Zone (HI): Establishes standards and regulations for industrial activities which may require large land areas, are incompatible with most other establishments, or require rail or shipping facilities. Contains regulations for Purpose (3.402), Development and Use Permitted (3.404), Conditional Development and Use (3.405), Development and Use Standards (3.406), and State and Federal Permits (3.408).

3.440-3.449 Light Industrial Zone (LI): Establishes standards and regulations for industrial developments that could be incompatible in a commercial or residential zone but otherwise have few objectionable characteristics. Contains regulations for Purpose (3.442), Development and Use Permitted (3.444), Conditional Development and Use (3.446), Development and Use Standards (3.448), and Federal and State Permits (3.449).

3.450-3.459(a) Rural Community Light Industrial Zone (RCI): This zone is specific to the Miles Crossing and Jeffers Gardens communities. Establishes standards and regulations for light industrial development with limited external impacts. Contains regulations for Purpose and Intent (3.452), Development and Use Permitted (3.454 and 3.456), Conditional Development and Use (3.458), Development and Use Standards (3.459), and State and Federal Permits (3.459a).

3.465-3.472 Quarry and Mining Zone (QM): Establishes standards and regulations to protect aggregate and other mineral sites from incompatible uses. Contains regulations for Development and Use Permitted (3.466), Development and Use Standards (3.470), and State and Federal Permits (3.472).

3.513-3.524 Agriculture-Forest Zone (AF): Establishes standards and regulations for small-scale forest management and agriculture. Contains regulations for State Forestry-Regulated Uses,(which permit activities subject to the applicable requirements of the Oregon Forest Practices Act and its administrative rules) (3.513), Development and Use Permitted (3.514), Conditional Development and Use (3.518 and 3.519), Development and Use Standards (3.522), and State and Federal Permits (3.524).

3.552-3.558 Forest-80 Zone (F-80): Establishes standards and regulations governing forest lands within the county. Contains regulations for State and Forestry-Regulated Uses (3.552), Development and Use Permitted (3.553), Conditional Development and Use (3.554 and 3.555), Development and Use Standards (3.557), and State and Federal Permits (3.558).

3.560-3.576 Exclusive Farm Use Zone (EFU): Establishes standards and regulations that provide for the continued practice of agriculture and permit only those new developments which are compatible with agricultural activities. Contains regulations for Purpose (including applicability) (3.562), State Forestry-Related Uses (3.563), Development and Use Permitted (3.564), Conditional Development and Use (3.566 and 3.567), Development and Conditional Development and Use Standards (3.572), Prohibited Uses (3.574), and State and Federal Permits (3.576).

3.584-3.592 Open Space, Parks, and Recreation Zone (OPR): Establishes standards and regulations for the conservation of open space, the protection and development of areas suited for outdoor recreation, and the protection of designated scenic, natural and cultural resources areas. Contains regulations governing Development and Use Permitted (3.584), Conditional Development and Use (3.586), Conditional Development and Use Criteria (3.588), Development and Use Standards (3.590), and State and Federal Permits (3.592).

3.596-3.599 Recreation Management Zone (RM): Establishes standards and regulations for existing public and private parks. Contains regulations for Development and Use Permitted (3.596), Conditional Development and Use Permitted (3.597), Development and Conditional Development and Use Standards (3.598), and State and Federal Permits (3.599).

3.604-3.608 Natural Uplands Zone (NU): Establishes standards and regulations for the preservation of significant upland natural resource areas. Contains regulations for Development and Use Permitted (3.604), Conditional Development and Use (3.606), and State and Federal Permits (3.608).

3.612-3.617 Lake and Wetlands Zone (LW): Establishes standards and regulations for the conservation of important shoreland and wetland biological habitats. Designates zone boundaries (3.612), and contains regulations for Development and Use Permitted (3.613), Conditional Development and Use Permitted (3.614), Additional Conditional Uses and Activities Permitted in Goal 5 Wetlands (3.615), Development and Conditional Development and Use Standards (3.616), and State and Federal Permits (3.617).

3.620-3.636 Marine Industrial Shorelands Zone (MI): Establishes standards and regulations to manage Columbia River Estuary shorelands in urban and urbanizable areas and shorelands in rural areas especially suited for water-dependent development. Contains regulations for Purpose and Areas Included (including square footage requirements)(3.622), Permitted Developments (3.624), Review Developments (3.626), Conditional Developments (3.628), Development Standards (3.634), and State and Federal Permits (3.636).

3.664-3.674 Conservation Shorelands Zone (CS): Establishes standards and regulations to conserve Columbia River Estuary shorelands that provide important resource or ecosystem support functions, and to designate areas for long term uses of renewable resources. Contains regulations for Permitted Developments (3.664), Review Developments (3.666), Conditional Developments (3.668), Development Standards (3.670), and State and Federal Permits (3.674).

3.684-3.694 Natural Shorelands Zone (NS): Establishes standards and regulations for Columbia River Estuary natural shoreland areas. Contains regulations for Permitted Developments (3.684), Review Developments (3.686), Conditional Developments (3.688), Development Standards (3.690), and State and Federal Permits (3.694).

3.704-3.711 Ecola Aquatic Conservation Zone (EAC): Establishes standards and regulations to designate areas for long-term uses of renewable resources that do not require major alteration of the estuary, except for the purpose of restoration. Contains regulations for Permitted Developments (3.704), Conditional Developments (3.706), Conditional Developments Subject to Use and Resource Capability (3.708), Additional Development Standards and Procedural Requirements (3.710), and State and Federal Permits (3.711).

3.740-3.756 Aquatic Development Zone (AD): Establishes standards and regulations regarding navigation and other water-dependent uses and needs. Contains regulations for Purpose and Areas Included (3.742), Permitted Developments (3.744), Review Developments (3.746), Conditional Development (3.748), Development Standards (3.754), and State and Federal Permits (3.756).

3.764-3.772 Aquatic Conservation One Zone (AC-1): Establishes standards and regulations to conserve designated areas of the Columbia River Estuary for long term uses of renewable resources that do not require major alterations of the estuary, except for the purpose of restoration. The AC-1 zone includes areas of significant habitat smaller or of less biological importance than those in the AN zone. Contains regulations for Permitted Developments (3.764), Review Developments (3.766), Conditional Development (3.768), Development Standards (3.770), and State and Federal Permits (3.772).

3.784-3.792 Aquatic Conservation Two Zone (AC-2): Establishes standards and regulations to conserve designated areas of the Columbia River Estuary for long term uses of renewable resources that do not require major alterations of the estuary, except for the purpose of restoration. The AC-2 zone includes areas of smaller or of less biological importance than those in the AN and AC-1 zones. Contains regulations for Permitted Developments (3.784), Review Developments (3.786), Conditional Development (3.788), Development Standards (3.790), and State and Federal Permits (3.792).

3.804-3.819 Aquatic Natural Zone (AN): Establishes standards and regulations to preserve and protect the significant fish and wildlife habitats, continue biological productivity of the Columbia River estuarine resources, and provide for scientific research and educational opportunities. Contains regulations for Permitted Development (3.804), Review Developments (3.806), Conditional Developments (3.808), Development Standards (3.810), and State and Federal Permits (3.812).

3.820-3.829 Necanicum Estuary Aquatic Conservation Zone (NAC-2): Establishes standards and regulations for aquatic areas to be managed for low to moderate intensities of use. Contains regulations for Purpose (3.822), Development and Use Permitted (3.824), Conditional Development and Use (3.826), Development and Use Standards (3.828), and State and Federal Permits (3.829).

3.849-3.859 Military Reserve Zone (MR): Establishes standards and regulations to accommodate the demand for military activities in areas already committed to military use. Contains regulations for Development and Use Permitted (3.849), Conditional Development and Use (3.851), Additional Conditional Development and Use (3.853), Development and Conditional Development and Use Standards (3.855), Additional Development and Use Standards (3.857), and State and Federal Permits (3.859).

3.911-3.916 Park Master Plan Zone (PMP): Establishes standards and regulations to provide for the long term protection, management and enjoyment of natural, cultural, scenic, open space and recreational resources within publicly-owned or managed parks. Contains regulations for Applicability (3.911), Park Development and Uses Allowed (3.912), State and Federal Permits (3.914), Standards for Reviewing Proposed Variations from Park Master Plans (3.915), and Standards for Review Proposed Location Changes and Expansions of Existing Park Uses and Facilities (3.916).

3.920-3.928 Airport Overlay Zone (AO): Establishes standards and regulations to prevent the establishment of airspace obstructions in airport approaches and surrounding areas. Contains regulations for Purpose (creates Airspace and Runway Approach Zones) (3.921), Special Definitions (3.923), Permitted Uses Within the Runway Approach Zone (RAZ) (3.924), Conditional Uses Within the Airport Approach Safety Zone (3.925), Procedures (3.926), Limitations (3.927), and State and Federal Permits (3.928).

#### **CCLWDUO Article 4: Special Districts**

Article 4, encompassing sections 4.000-4.426 of the CCLWDUO, contains guidelines and regulations for overlay zones that the county will apply to special districts.

The DLCDD seeks to include the following sections as enforceable policies:

4.000-4.032 (excepting 4.015, 4.016, and 4.018-4.024) Flood Hazard Overlay District (/FHO): Establishes standards and regulations to reduce flood damage or loss of life in areas of the County subject to periodic flooding. Sections 4.010 (Purpose) and 4.012 (Basis for Area of Special Flood Hazard) identify these areas, while a section on Compliance (4.013) requires a Floodplain Development Permit for certain activities in these areas. In addition, this overlay contains Definitions (4.011) and regulations governing Alteration of Water Courses (4.017), Development Standards (4.025), Development in Floodways (4.026), [Development in] Zones with Base Flood Elevation but no Floodway (4.027), [Development in] Zones Without Base Flood Elevations (4.028), [Development in] Coastal High Hazard Area (4.029), [Development in] Non-Coastal High Hazard Areas (4.030), Specific Standards for Areas of Shallow Flooding (AO and AH Zone) (4.031), and a Requirement to Submit New Technical Data (4.032).

4.042-4.047 Geologic Hazards Overlay District (/GHO): Establishes standards and regulations to minimize building hazards and threats to life and property from landslides, ocean flooding and erosion, weak foundation soils and other hazards. Section 4.042 (Applicability) specifies areas subject to this overlay, while section 4.043 outlines the requirements for a Geologic Hazard Permit. The overlay also contains enforceable policies in sections governing Geotechnical Report Requirements (4.044), Independent Review (4.046), and Standards (4.047).

4.052-4.059 Beach and Dune Overlay District (/BDO): Establishes standards and regulations to govern uses and activities in affected ocean shore areas, protect and restore resources, and reduce hazards resulting from natural events and development activities. Section 4.052 (Applicability) specifies areas subject to this overlay, with 4.053 (Relationship to the Underlying Zone) and 4.054 (State Parks and Recreation Department Regulated Uses) providing additional guidance on what provisions apply in certain areas. The overlay also contains enforceable policies in sections governing Permitted Development and Uses (4.055), Development and Uses Permitted with Review (4.056), Conditional Development and Use (4.057), Prohibited Activities (4.058), and General Development and Use Criteria (4.059).

4.084-4.095 Shoreland Overlay District (/SO): Establishes standards and regulations to manage uses and activities in coastal shoreland areas not designated as a Shoreland Zone. Section 4.084 designates the areas within the Shoreland Overlay District, and 4.086 breaks the areas into two Categories of Coastal Shorelands. Also contains regulations governing Developments Permitted with Category 1 Coastal Shorelands (4.088), Developments Permitted within Category 2 Coastal Shorelands (4.090), Development Standards (4.092), and State and Federal Permits (4.095).

4.102, 4.103, 4.117, 4.122-4.130 Arch Cape Rural Community Overlay District (/RCO): Establishes standards and regulations for development within the boundaries of the Arch Cape rural community, and outlines procedures and criteria for developments that require variances or are of a non-conforming nature. Section 4.102 specifies subject areas, while 4.103 outlines the Criteria for Design Review Evaluation. Also contains regulations governing Variances (4.116) and Non-conforming Uses and Structures (4.122-4.130) in the Arch Cape area.

4.134-4.137 Aquifer Reserve Overlay District (/ARO): Establishes standards and regulations to protect aquifers within the overlay district as future drinking water sources. Contains regulations for Development and Uses Permitted (4.134), Conditional Development and Use (4.135), Prohibited Development and Use (4.136), and Determination by the Community Development Director (4.137).

4.142-4.145, 4.148-4.150 Planned Development Overlay District (/PDO): Establishes standards and regulations that provide for an alternative to traditional lot-by-lot subdivision, while still promoting comprehensive planning and development, a mix of uses, usable open space, and functional land use design in planned developments. A section on Applicability (4.142) specifies where this overlay may occur, while other sections provide requirements governing Approval Criteria (4.143), General Development and Use Standards and Requirements (4.144), Development and Use Standards (4.145), Adherence to Approved Plan and Modification Thereof (4.148), Violation of Conditions (4.149), and Common Open Space (4.150).

4.168-4.172 Dredged Material Disposal Site Reservation Overlay District (/DMD): Designates dredged material disposal sites and establishes standards and regulations to protect these sites for dredged material disposal operations. Contains regulations governing Uses Allowed in Dredged Material Disposal Sites (4.168), Removal of Dredged Material Disposal Site Designation (4.170), and Preemptive Uses (4.172).

4.184-4.189 Mitigation Site Overlay District (/MIT): Establishes standards and regulations to protect identified mitigation sites in the Columbia River Estuary from incompatible and preemptive development uses and activities, and provides for mitigation and restoration actions in designated areas of the zone. Designates Mitigation Sites (4.184), and contains standards governing Developments Allowed in Mitigation Sites (4.186), Removal of the Mitigation Site Overlay District (4.188), and Preemptive Uses (4.189).

4.220-4.260 Sensitive Bird Habitat Overlay District (/SBHO): Establishes standards and regulations to ensure that habitat areas identified as critical for the survival of the Northern Bald Eagle, Great Blue Heron, Band-tailed Pigeon and Snowy Plover are protected. Defines Nest Sites (4.220), and specifies Development and Uses Permitted (4.240) and Development and Use Criteria (4.260).

4.344-4.364 Destination Resort Overlay District (/DRO): Establishes standards and regulations for the development of recreation-oriented tourist and vacation resorts, in order to promote compatibility with natural resources such as shorelands and major rivers. Contains a section on General Provisions (4.344), as well as regulations governing Development and Use Permitted (4.346), Application of the District and Procedure (4.348), Application for Destination Resort Overlay District Zone Change (4.350), Approval Criteria for Destination Resort Overlay District Zone Change (4.352), Development Standards (4.356), Conceptual Plan (4.358), Development Plan Contents (4.360), Development Plan Approval Criteria (4.362), and Conditions (4.364).

4.404-4.426 Quarry & Mining Overlay District (/QMO): Establishes standards and regulations for the development and use of mineral and aggregate resources within the county. Includes Definitions (4.404), and regulations that specify the Application of Overlay Zone (4.406), Exemptions (4.408), Pre-Existing and Non-Conforming Uses (4.410), Permitted Uses for Extraction Areas (4.412), Development Standards for Extraction Areas (4.414), Application Process (4.416), Site Plan Review (4.418), Impact Area Uses and Standards (4.420), Sensitive Uses (4.421), Designation of Overlay Zone (4.422), Determination of Significance (4.424), and Termination of QMO Zone (4.426).

**CCLWDUO Article 5: Permit and Issue Determinations  
and  
CCLWDUO Article 6: General Provisions**

Article 5, Permit and Issue Determinations (encompassing sections 5.000-5.970 of the CCLWDUO), and Article 6, General Provisions (encompassing sections 6.010-6.220), contain mostly administrative policies for permitting and reviewing individual applications. However, the DLCD seeks to include the following relevant sections as enforceable policies:

5.015-5.025 Conditional Development and Use: Establishes authorization requirements and guidelines for conditional uses (5.015, Authorization of a Conditional Development and Use and 5.025, Requirements for Conditional Development and Use).

5.132 Standards for a Variance: Establishes standards and regulations that allow for a variance from the zoning ordinance when an “exceptionally difficult physical condition related to a parcel” would prevent the owner from using the property as intended by the zoning ordinance.

5.201-5.242 Subdivisions, Partitions, and Property Line Adjustments: These sections contain standards and regulations governing certain uses of property, including subdivisions, partitions, and property line adjustments. Includes sections covering Purpose (5.201), Applicability (5.202), General Standards for Property Line Adjustments (5.204), General Standards for Minor and Major Partitions (5.207) and Exceptions to General Standards (5.209), as well as more specific sections governing Extent of Road Improvements (5.208), Tentative Partition Plan Submission Requirements (5.210), Submission of Final Partition Plat (5.211), a series of sections covering subdivisions and preliminary plat requirements (5.220-5.226), information about and form and scale of the final plat (5.234 and 5.236), Survey Requirements (5.238), Supplementary Information (5.240), and Final Plat Agreement (5.242).

5.352 Transportation System Impact Review: Establishes standards and regulations governing development proposals that may impact transportation facilities. Includes Traffic Impact Study requirements, Approval Criteria, and Conditions of Approval.

5.502, 5.506-5.510 Temporary Use Permits: Establishes standards and regulations governing land or structures that possess unique characteristics, and therefore require special consideration for temporary uses. Contains regulations for Permitted Temporary Uses, Criteria and Limitations (5.506), General Standards (5.508), and Conditions (5.510).

5.604-5.620 Non-Conforming Uses and Structure: Establishes standards and regulations for the continuation, improvement and replacement of structures and uses which do not comply with the current Zoning Ordinance. Contains Definitions (5.604), and regulations for Floating Residences & Floating Recreational Cabins (5.605), Continuance (5.606), Alteration (5.608), Expansion (5.610), Changes to a Non-conforming Use (5.612), Replacement and Damage (5.614), Completion (5.616), Discontinuance of Use (5.618), and Compliance with Other Requirements (5.620).

5.800-5.820, 5.830, 5.870-5.880 Columbia River Estuary Impact Assessment and Resource Capability Determination: Establishes standards and regulations governing development that could potentially alter the Columbia River estuarine ecosystem. Contains Impact Assessment Requirements (5.820), Information to be Provided in the Impact Assessment (5.830), Resource Capability Procedure (5.870), and the means for Determining Consistency with the Purpose of the Zone (5.880).

5.950-5.960 Ecola Creek Estuary and Necanicum Estuary Impact Assessment and Resource Capability Determination: Establishes standards and regulations governing developments that could potentially alter the integrity of the Ecola Creek and Necanicum estuarine ecosystems. Contains Purpose and Impact Assessment Requirements (5.952), and information on the Resource Capability Determination.

6.020 Access: Establishes requirements for adequate access from lots that abut a street, other than an alley, for at least 25 feet.

## **CCLWDUO: Supporting Administrative Policies**

Article 2 (Procedures for Land Use Applications), and portions of Articles 3, 4, 5, and 6 are primarily administrative in nature (i.e. setting out application and review procedures). These articles govern the process by which Clatsop county applies the enforceable policies identified in this document. While not enforceable policies per se, these requirements and procedures form the enforceable mechanisms that guide Clatsop County's land use review and permitting processes, and thus provide the context for how the County applies the enforceable policies outlined above.

### **II.B.3. Clatsop County Development Standards Document (CCDSD)**

The Clatsop County Development Standards Document (CCDSD) contains the specific use and activity standards that the CCLWDUO references. The CCDSD is used primarily in conjunction with the CCLWDUO, with the CCLWDUO taking priority in case of a conflict between the two.

#### **CCDSD Chapter 1: Site Orientation**

Chapter 1 of the CCDSD contains standards applicable to residential site and lot development.

The DLCDC seeks to include the following sections as enforceable policies:

S1.010 Basic Characteristics of a Residential Site: Establishes sewage disposal and water supply standards and guidelines for developing residential lots.

S1.030 General Exception to Lot Size Standards: Establishes exceptions to lot size standards for lots or parcels, legally created through county partitioning requirements, that have an area or dimension that does not meet zone requirements.

#### **CCDSD Chapter 2: Site Oriented Improvements**

Chapter 2 of the CCDSD, encompassing sections S2.010-S2.504, contains standards for site-oriented improvements such as parking, signage and erosion control.

The DLCDC seeks to include the following sections as enforceable policies:

S2.010 Grading of Building Site: Establishes grading standards.

S2.011 Substantial Construction: Establishes definitions and documentation standards specifying what constitutes "substantial construction" prior to expiration of the specific development permit.

S2.012 Clear Vision Area: Establishes standards and guidelines to establish clear vision areas and site lines for streets and intersections.

S2.100 Special Site Development for Environmental Protection: Establishes standards for sewage systems outside Urban Growth Boundaries.

S2.200-S2.212 Parking and Loading Standards: Establishes standards and guidelines for off-street and bicycle parking and loading areas. Contains regulations for Off-Street Parking Required (S2.200), Minimum Off-Street Parking Space Requirements (S2.202), Off-Street Parking Restrictions (S2.204), Off-Street Parking Plan (S2.206), Off-Street Parking Construction (S2.208), Design Requirements for Off-Street Parking (S2.210), Bicycle Parking Requirements (S2.211), and Loading Facilities (S2.212).

S2.300 Sign Requirements: Establishes standards and guidelines for signage on buildings and motorized vehicles.

S2.400 Water Improvement Standards: Establishes standards and required proof for water supplies from different sources.

S2.502-S2.504 Erosion Control Development Standards: Establishes standards to manage and reduce development activities that can lead to soil erosion and sedimentation. Contains Definitions (S2.502), Erosion Control Plan (S2.503), and Design and Operation Standards and Requirements (S2.504).

### **CCDSD Chapter 3: Structure Siting and Development**

Chapter 3 of the CCDSD, encompassing sections S3.010-S3.708, contains detailed standards for various development types, site protections, uses within farm and forest zones, and geologic hazards.

The DLCDD seeks to include the following sections as enforceable policies:

S.3010 General Exception to Yard Standards: Establishes standards for building setbacks, facades and fences.

S3.015 Oceanfront Setback: Establishes setbacks on lots abutting the ocean shore.

S3.020 Height Limitations for Non-habitable and Non-storage Structures: Establishes limitations on flag poles and windmills.

S3.025 Temporary Health Hardship: Regulates the placement of manufactured dwelling units in cases of temporary health hardship.

S3.030 Application of Building Heights to Ocean Front Lots: Specifies that building height restrictions applicable to ocean front lots apply to property immediately inland of the ocean beach and that applicants may not use partitions or property line adjustments to change an ocean front lot into a non-ocean front lot.

S3.035 Accessory Dwelling Units: Establishes standards governing accessory dwelling units on existing lots.

S3.152-S3.162 Cluster Development and Density Transfer: Establishes standards for cluster developments in order to preserve large contiguous forest and agricultural lands, other resource lands, and lands suitable for open space. Governs Procedures for Cluster Development (S3.152), Residential Cluster Development Standards (S3.158), Purpose and Intent of Rural Residential Development in the Clatsop Plains Planning Area (S3.159), Additional Residential Cluster Development Standards for the Clatsop Plains Planning Area (S3.160), Density Transfer Standards for the Clatsop Plains Planning Area (S3.161), and a Density Table (S3.162) that records all sending and receiving parcels.

S3.181 Maintenance of Common Open Space and Facilities: Requires tenants to establish a non-profit corporation whenever a final development plan identifies any lands or facilities, including streets or ways, as being held in common.

S3.191 Standards for Mobile Homes on Individual Lots: Establishes standards for mobile homes on individual lots.

S3.195 Archeological Site Protection: Establishes standards for permitting on known archeological sites. Contains regulations for Archeological Site Protection.

S3.200-S3.214 Mobile Home Park Development: Establishes standards for mobile home park developments. Contains regulations governing Standards for a Mobile Home Park (S3.201), Permitted Uses Within a Mobile Home Park (S3.202), General Conditions and Limitations Within a Mobile Home Park (S3.204), Site Requirements Within a Mobile Home Park (S3.206), Mobile Home Space Requirements (S3.208), Improvement Requirements Within a Mobile Home Park (3.210), Plot Plans Required for a Mobile Home Park (S3.212), and Improvement Requirements for Expansion of Existing Mobile Home Parks (S3.214).

S3.252 Beach Front Motel Development Standards: Establishes standards for beach front motel development.

S3.462-S3.468 Home Occupation: Establishes standards governing small-scale business activities in non-commercial and non-industrial zones. Contains regulations governing Home Occupation Standards (S3.462) (i.e. standards for businesses operated out of a home or other non-commercial building), and regulations governing Bed & Breakfasts. Three sections cover Bed & Breakfast standards: Bed & Breakfast Establishment Standards (S3.464), Bed & Breakfast Establishment Standards for Standard Sized Lots or Parcels (S3.466), and Bed & Breakfast Establishment Standards for Substandard Sized Lots or Parcels (S3.468)

S3.508-S3.520 Farm and Forest Zones Dwelling and/or Use Standards: Establishes standards for dwellings on lots in farm and forest zones. Contains regulations governing Single Family Dwellings (S3.508), Approval of Certain Uses (S3.509), Single Family

Residential Dwelling Not Provided in Conjunction With Farm Use (S3.510), Dwellings Subject to the “Small Tract/Poor Soils” Criteria (S3.511), Siting Requirements for Dwellings and Structures in Forest and Agriculture-Forest Zones (S3.512), Standards for a Winery (S3.513), Dwellings Subject to the “Large Tract” Criteria (S3.514), Dwellings Subject to the “Template Test” Criteria (S3.515), Mining in EFU and AF Zones (S3.516), Standards for Uses in the F-80, AF and EFU Zones in Areas of Major or Peripheral Big Game Range (S3.517), Dwellings in Conjunction with Farm Use (S3.518), Non Farm Dwelling Permitted Under Section 3.566(7) (S3.519), and Non Farm Dwellings Permitted Under Section 3.566(8) (S3.520).

S3.531 Development of Historic and/or Archeological Sites: Establishes standards for development on land identified as a historical-archeological site.

S3.552 Recreation Vehicle Parks: Governs the establishment of recreation vehicle parks, campgrounds and picnic grounds. Includes specific Standards and Requirements for these areas.

S3.641 Amusement Establishment: Establishes standards for the development of a commercial amusement establishment.

S3.650-S3.655 Tsunami Inundation Zone: Establishes standards governing construction of essential facilities, hazardous facilities, major structures, or special occupancy structures in the tsunami inundation zone. Contains regulations for Review Required (S3.651), and Verification of Review (S3.655).

S3.700-S3.708 Geologic Hazard Requirements: Establishes standards for development in geologic hazards districts. Contains regulations for Special Requirements for Hazard Areas (S3.701), Preliminary Site Investigation (S3.702), Detailed Site Investigation for Geologic Hazard Areas (S3.704), Site Investigation Report Review (S3.706), and Qualifications (S3.708).

#### **CCDSD Chapter 4: Environmental Protection**

Chapter 4 of the CCDSD, encompassing sections S4.011-S4.711, contains standards intended to protect the county’s vegetation, water resources, wildlife habitat, and other significant natural resources.

The DLCDD seeks to include the following sections as enforceable policies:

S4.200-S2.243 Columbia River Estuary Shoreland and Aquatic Use and Activity Standards: Establishes standards and regulations governing developments, uses, and activities proposed in the Columbia River Estuary. Contains definitions and regulations governing general, as well as specific, uses of the estuary. These sections include Purpose (S4.201), General Standards (S4.202), General Development Zone Standards (S4.203), Agriculture and Forestry (S4.204), Airports (S4.205), Aquaculture and Fisheries (S4.206), Residential, Commercial and Industrial Development (S4.207),

Estuarine Construction (S4.208), Deep-Water Navigation, Port and Industrial Development (S4.209), Land Transportation Systems (S4.210), Log Storage (S4.211), Shallow Draft Ports and Marinas (S4.213), Mining and Mineral Extraction (S4.214), Recreation and Tourism (S4.216), Mitigation and Restoration (S4.218), Solid Waste Disposal (S4.219), Utility (S4.220), Bankline and Streambed Alteration (S4.230), Diking (S4.231), Dredging and Dredged Material Disposal (S4.232), Filling of Aquatic Areas and Non-Tidal Wetlands (S4.235), riparian Vegetation Protection (S4.237), Fish and Wildlife Habitat (S4.239), Public Access to the Estuary and its Shoreline (S4.240), Significant Areas (S4.241), Water Quality Maintenance (S4.242), and Water-Dependent and Water-Related Use Criteria (S4.243).

S4.250-S4.252 Standards for Floating Residences and Floating Recreational Cabins: Establishes standards for floating residences and floating recreational cabins. Contains Standards for Floating Residences and Floating Recreational Cabins (S4.251), as well as regulations that govern Access and Parking Standards (S4.252).

S4.260-S4.282 Ecola Creek and Necanicum Estuarine Standards: Establishes standards for development, uses and activities in the Ecola Creek and Necanicum Estuary. Contains regulations and standards governing Aquaculture (S4.262), Boat Ramps (S4.264), Docks/Moorage (S4.266), Fill (S4.268), Land Transportation Facilities (S4.270), Maintenance Dredging (S4.272), Marinas (S4.274), Piling (S4.276), Restoration/Resource Enhancement-Active (S4.278), Necanicum Estuary Shoreline Stabilization (S4.280), and Utilities (S4.282).

S4.401 Rock and Mineral Resource Use: Establishes standards governing development activities related to rock and/or mineral extraction. Includes Purpose and Development Standards for the Extraction Area, which covers the issues of screening and fencing, access, hours of operation, environmental standards, equipment removal, performance agreements, significant resource area protection site reclamation, water management and floodplains.

S4.500-S4.504 Protection of Riparian Vegetation: Establishes standards for the protection of riparian vegetation on lands not subject to the requirements of the Oregon Forest Practices Act. Contains Purpose and Areas Included (S4.501), and Development Standards (S4.504).

S4.600-S4.604 Agricultural and Timbers Standards Within a Goal 5 Wetland: Establishes standards governing development uses and activities within Goal 5 wetland areas. Contains Standards for Low Intensity, Non-Structural Agricultural Uses Within a Goal 5 Wetland (S4.602), and Standards for Selective Harvesting of Timber Within a Goal 5 Wetland (S4.604).

S4.702-S4.710 Communications Facilities Siting Standards: Establishes standards for communication facilities.. Contains regulations for specifying Applicability (S4.702) and Definitions (S4.703), as well as Zoning/Where Permitted (S4.704), Preferred Communication Facilities (S4.705), Facilities on Residential Properties (S4.706),

Facilities at Scenic, Natural, Historic and Cultural Areas (S4.707), Communication Facilities Spacing (S4.708), Requirements and Performance Standards (S4.709), and Application Submittal Requirements (S4.710).

### **CCDSD Chapter 5: Vehicle Access Control and Circulation**

Chapter 5 of the CCDSD, encompassing sections S5.030-S5.201, contains standards for vehicle, pedestrian and bicycle access, and subdivision design standards.

The DLCD seeks to include the following sections as enforceable policies:

S5.032 Definitions: Defines the terms used in Chapter 5 standards. The definitions clarify and provide context for many of the sections containing enforceable policies.

S5.033 Access Control Standards: Establishes standards for street access for various developments and lots.

S5.041 Pedestrian and Bicycle Access and Circulation: Establishes standards for pedestrian and bicycle access and circulation, including guidelines for continuous pathways, safe, direct, and convenient pathways, connections within development, and street connectivity and pathway connections.

S5.100-S5.114 Subdivision Design Standards: Establishes standards for the design and implementation of subdivision developments. Contains requirements governing Principles of Acceptability (S5.101), Streets (S5.102), Blocks (S5.104), Lots (S5.106), General Soil Development (S5.108), Building Lines (S5.110), Large Lot Subdivision (S5.112), and Land for Public Purposes (S5.114).

S5.116, S5.120 Subdivision Improvements: Establishes additional regulations and requirements governing improvements made to subdivisions. Contains Improvement Procedures (S5.116), and Improvement Requirements (S5.120).

S5.201 Subdivision, Partition and Property Line Adjustment Survey Requirements: Discusses requirements applicants must meet when submitting plats to the County for subdivision, partition and property line adjustments, including Standards for Polyester Film Plats-Clatsop County.

### **CCDSD Chapter 6: Road Standard Specifications for Design and Construction**

Chapter 6 of the CCDSD, encompassing sections S6.000-S6.170, contains standards for the design and construction of new roads and access to new development in the county, based on the density of the zone in which it will be built.

The DLCD seeks to include the following sections as enforceable policies:

S6.000-S6.170 Transportation Improvements and Road Standard Specifications for Design and Construction: Establishes standards for design and construction of roads and improvements to roads. Contains General Road and Access Policies (S6.005), and standards for Improvements Plans (S6.010), Public and County Road Standards (S6.050), Private Road Minimum Requirements (S6.160), and Minimum Construction Standards for Private Roads (S6.170).

## **CCDSD Chapter 7: State and Federal Requirements Section**

Chapter 7 of the CCDSD summarizes state and federal requirements that estuarine development proposals must address in addition to local Comprehensive Plan policies and standards. Although Clatsop, and other, counties may refer to these requirements when commenting on estuarine developments, state and federal agencies are responsible for implementing these requirements independent of the County's Comprehensive Plan. Through its initial program approval and subsequent Routine Program Changes, DLCD has independently incorporated many of the referenced state requirements into the OCMP. However, the enforceable policies that DLCD will base a consistency decision on derive directly from the referenced state requirement, if incorporated into the OCMP, and not the requirement's mention in this section.

### **II.C. This Action is a Routine Program Change**

The incorporation of the Clatsop County land use provisions 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 that are set forth 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 that were originally included in the Clatsop County Comprehensive Plan and associated documents when OCRM first approved them. The State of Oregon requires the comprehensive plan 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 Clatsop provisions must be consistent with the statewide planning goals and because Clatsop County has not added any new uses, incorporation of the updated Clatsop County land use provisions 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 Clatsop County land use provisions merely set policies and standards for designating and managing these areas within Clatsop County.

### **3. Boundaries (Subpart D)**

This action applies only to lands under the jurisdiction of Clatsop County. It does not affect 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 Clatsop County land use provisions implement those standards in Clatsop 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.

### III. Clatsop County Enforceable Policies Table

| Name/Description of State or Local Law/ Regulation/Policy/ Program Authority or Change   | State/Local Legal Citation   | Enforcement Mechanism(s)  | Date Adopted by State | Date Effective in State |
|--|--|---|-----------------------|-------------------------|
| <b>ADDED:</b>  |  |   | mm/dd/yyyy            | mm/dd/yyyy              |
| Clatsop County Comprehensive Plan, Clatsop County Land and Water Development and Use Ordinance, and the Clatsop County Development Standards Document (collectively, Clatsop County land use provisions).* | *While DLCD seeks to incorporate the most recent versions of the Clatsop County land use provisions in their entirety into the OCMP, DLCD only seeks to incorporate the provisions listed below as enforceable policies. |   | 1984-2013             | 1984-2013               |
|  |  |   |                       |                         |
| <b>COMPREHENSIVE PLAN (AS IDENTIFIED IN THE COMPREHENSIVE PLAN AND GOALS AND POLICIES DOCUMENT)</b>  |  | ORS Chapter 197; County Planning/permit process (hereinafter planning/permit process) |                       |                         |
| <b>SECTION I: COUNTYWIDE ELEMENTS</b>  |  |   |                       |                         |
| (CLATSOP COUNTY GOAL 2-LAND USE PLANNING)  |  |   |                       |                         |
| Plan Designations (including map)  |  | Planning/permit process   | 05/31/1984            | 1985-2013               |
| ( CLATSOP COUNTY GOAL 3-AGRICULTURAL LANDS)  |  |   |                       |                         |
| Agricultural Lands   | Policies 5 and 6   | Planning/permit process   | 05/31/1984            | 1985-2013               |
|  |  |   |                       |                         |
| ( CLATSOP COUNTY GOAL 4-FOREST LANDS)  |  |   |                       |                         |

|   |  |                         |            |           |
|---|--|-------------------------|------------|-----------|
| Forest Lands  | Policies 1, 3-6, 10-12, 13, 14, and 17 | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |  |                         |            |           |
| ( CLATSOP COUNTY GOAL 5-OPEN SPACES, SCENIC & HISTORIC AREAS AND NATURAL AREAS) |  |                         |            |           |
| Mineral and Aggregate Resources   | Policies 10, 16, 17, 19, 20, and 24    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Energy Source Policies  | Policy 1                               | Planning/permit process | 05/31/1984 | 1985-2013 |
| Fish and Wildlife   | Policies 4, 6, 8 and 11                | Planning/permit process | 05/31/1984 | 1985-2013 |
| Wetlands  | Policy 3                               | Planning/permit process | 05/31/1984 | 1985-2013 |
| Cultural Areas  | Policy 2                               | Planning/permit process | 05/31/1984 | 1985-2013 |
| Classification of County Mineral and Aggregate Sites                            | Policy 1                               | Planning/permit process | 05/31/1984 | 1985-2013 |
| County Resource Maps  | All                                    | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |  |                         |            |           |
| ( CLATSOP COUNTY GOAL 7- NATURAL HAZARDS)                                       |  |                         |            |           |
| Flood Hazard  | Policies 4 and 8                       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Development Policies for Areas of Mass Movement                                 | Policies 2 and 4                       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Streambank Erosion and Deposition   | Policy 1                               | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |  |                         |            |           |
| ( CLATSOP COUNTY GOAL 11-PUBLIC FACILITIES AND SERVICES)                        |  |                         |            |           |
| Overall policies regarding appropriate levels of public facilities              |  | Planning/permit process | 05/31/1984 | 1985-2013 |
| General Public Facilities   | Policies 1, 3, 6, 8 and 9              | Planning/permit process | 05/31/1984 | 1985-2013 |
| Water Supply  | Policies 1, 2 and 3                    | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |  |                         |            |           |
| ( CLATSOP COUNTY GOALS 16 & 17 – ESTUARINE RESOURCES)                           |  |                         |            |           |

|  |  |                         |            |           |
|--|--|-------------------------|------------|-----------|
| Columbia River Estuary Land and Water Use Plan:              |  |                         |            |           |
| P10. Designations and use activity tables                    |  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.1 Agriculture and Forestry                               | Policies 2, 4, 5                                     | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.2 Aquaculture and Fisheries                              | Policies 1, 2, 4, 5                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.3 Deep water navigation, port and industrial development | Policies 1-4   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.4 Diking   | Policies 1-3   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.5 Dredging and dredged material disposal                 | Policies 1-12, 14, 17-18                             | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.6 Estuarine Construction                                 | Policies 1-4   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.7 Filling of aquatic areas and wetlands                  | Policies 1, 2  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.8 Fish and Wildlife Habitat                              | Policies 1-3   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.10 Log storage   | Policy 1   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.11 Mining and Mineral Extraction                         | Policies 1-6   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.12 Mitigation  | Policies 1, 2, 4-10, 15, 16, 18-20, 27-29, 33-35     | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.13 Access to estuary and shoreline                       | Policies 4-7   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.14 Recreation and tourism                                | Policies 1, 2  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.15 Residential, commercial, and industrial development   | Policies   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.16 Shallow draft ports and marinas                       | Policies 2, 3  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.17 Significant areas                                     | Policies 1-3   | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.19 Water Quality Maintenance                             | Policies 2, 4  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P20.20 Water-dependent development areas                     | Policies 1, 2  | Planning/permit process | 05/31/1984 | 1985-2013 |
| P30 Columbia River Estuary Subarea Plan                      | Aquatic and shoreland designations; subarea policies | Planning/permit process | 05/31/1984 | 1985-2013 |
| P40 Columbia River Estuary Dredged Material Management Plan  |  | Planning/permit process | 05/31/1984 | 1985-2013 |
|  |  |                         |            |           |
| Necanicum River Estuary Plan:                                |  | Planning/permit process | 05/31/1984 | 1985-2013 |

|   |                             |  |            |           |
|---|-----------------------------|--|------------|-----------|
| Necanicum Goal 1 Marsh area maintenance   | Policies 1-A through 1-J    | Planning/permit process  | 05/31/1984 | 1985-2013 |
| Necanicum Goal 2 Areas and uses adjacent to marshes   | Policies 2-A, 2-C           | Planning/permit process  | 05/31/1984 | 1985-2013 |
| Necanicum Goal 3 Estuary restoration  | Policy 3-C                  | Planning/permit process  | 05/31/1984 | 1985-2013 |
| Necanicum Goal 4 Water Quality  | Policy 4-B                  | Planning/permit process  | 05/31/1984 | 1985-2013 |
| Necanicum Goal 4 Riparian vegetation  | Policy 5-A                  | Planning/permit process  | 05/31/1984 | 1985-2013 |
| Necanicum Shorelands Policies   | Policies 1-6                | Planning/permit process  | 05/31/1984 | 1985-2013 |
|   |                             |  |            |           |
| Ecola Creek Estuary Plan  | Policies 3-6, 9-16          | Planning/permit process  | 05/31/1984 | 1985-2013 |
|   |                             |  |            |           |
| Ocean and Coastal Lake Shorelands Policies  | Policies 1-3, 5             | Planning/permit process  | 05/31/1984 | 1985-2013 |
|   |                             |  |            |           |
| (CLATSOP COUNTY GOAL 18-BEACHES AND DUNES)  |                             |  |            |           |
| Beaches and Dunes   | Policies 1, 2, 5- 8, 12-15. | Planning/permit process  | 05/31/1984 | 1985-2013 |
| <b>CLATSOP COUNTY LAND AND WATER DEVELOPMENT AND USE ORDINANCE: CCLWDUO (CODIFIED MARCH 2013)</b> |                             | CCLWDUO 1. <sup>3</sup> , as implemented by the County planning/permit process (hereinafter planning/permit process) |            |           |
| (ARTICLE 1. INTRODUCTORY PROVISIONS)  |                             |  |            |           |
| Definitions   | CCLWDUO 1.030               | Planning/permit process  | 05/31/1984 | 1985-2013 |
|   |                             |  |            |           |

<sup>3</sup>CCLWDUO 1.040. "...A parcel of land or water area may be used, developed by land division or otherwise, and a structure may be used or developed by construction, reconstruction, alteration, occupancy or otherwise only as this Ordinance permits. In addition to complying with the criteria and other provisions within this Ordinance, each development shall comply with the applicable standards set forth in County Development and Use Standards Document...."

|   |                     |                         |            |           |
|---|---------------------|-------------------------|------------|-----------|
| (ARTICLE 3. ZONES AND SPECIAL PURPOSE DISTRICTS)                                    |                     |                         |            |           |
| Establishment of Zones, Table of Comprehensive Plan Zoning Designations             | CCLWDUO 3.010       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Special Purpose Districts   | CCLWDUO 3.030       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Interpretation of Zone Boundaries   | CCLWDUO 3.032       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Review of Land Transportation Facilities for Compliance with Land Use Regulations   | CCLWDUO 3.035       | Planning/permit process | 05/31/1984 | 1985-2013 |
| Arch Cape Rural Community Residential Zone (AC-RCR)                                 | CCLWDUO 3.064-3.070 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Miles Crossing, Jeffers Gardens and Westport Rural Community Residential Zone (RCR) | CCLWDUO 3.076-3.084 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Knappa and Svensen Rural Community Residential Zone (KS-RCR)                        | CCLWDUO 3.090-3.099 | Planning/permit process | 05/31/1984 | 1985-2013 |
| RSA Single Family Residential Zone (RSA-SFR)  | CCLWDUO 3.104-3.112 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Rural Community Multi-Family Residential Zone (RC-MFR)                              | CCLWDUO 3.116-3.119 | Planning/permit process | 05/31/1984 | 1985-2013 |
| RSA Multi-Family Residential Zone (RSA-MFR)   | CCLWDUO 3.124-3.130 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Coastal Residential Zone (CR)   | CCLWDUO 3.144-3.152 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Single Family Residential-1 Zone (SFR-1)  | CCLWDUO 3.164-3.172 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Residential-Agriculture-1 Zone (RA-1)   | CCLWDUO 3.184-3.198 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Residential-Agriculture-2 Zone (RA-2)   | CCLWDUO 3.204-3.212 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Residential-Agriculture-5 Zone (RA-5)   | CCLWDUO 3.224-3.232 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Residential-Agriculture-10 Zone (RA-10)   | CCLWDUO 3.232-3.237 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Coastal Beach Residential Zone (CBR)  | CCLWDUO 3.244-3.250 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Rural Community Commercial Zone (RCC)   | CCLWDUO 3.252-3.264 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Rural Community Commercial and Light Industrial Zone (RCC-LI)                       | CCLWDUO 3.266-3.280 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Neighborhood Commercial Zone (NC)   | CCLWDUO 3.300-3.314 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Tourist Commercial Zone (TC)  | CCLWDUO 3.320-3.334 | Planning/permit process | 05/31/1984 | 1985-2013 |

|   |  |                         |            |           |
|---|--|-------------------------|------------|-----------|
| General Commercial Zone (GC)                        | CCLWDUO 3.340-3.354                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Heavy Industrial Zone (HI)                          | CCLWDUO 3.400-3.408                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Light Industrial Zone (LI)                          | CCLWDUO 3.440-3.449                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Rural Community Light Industrial Zone (RCI)         | CCLWDUO 3.450-3.459(a)                   | Planning/permit process | 05/31/1984 | 1985-2013 |
| Quarry and Mining Zone (QM)                         | CCLWDUO 3.465-3.472                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Agriculture-Forest Zone (AF)                        | CCLWDUO 3.513-3.524                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Forest-80 Zone (F-80)                               | CCLWDUO 3.552-3.558                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Exclusive Farm Use Zone (EFU)                       | CCLWDUO 3.560-3.576                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Open Space, Parks, and Recreation Zone (OPR)        | CCLWDUO 3.584-3.592                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Recreation Management Zone (RM)                     | CCLWDUO 3.596-3.599                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Natural Uplands Zone (NU)                           | CCLWDUO 3.604-3.608                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Lake and Wetlands Zone (LW)                         | CCLWDUO 3.612-3.617                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Marine Industrial Shorelands Zone (MI)              | CCLWDUO 3.620-3.636                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Conservation Shorelands Zone (CS)                   | CCLWDUO 3.664-3.674                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Natural Shorelands Zone (NS)                        | CCLWDUO 3.684-3.694                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Ecola Aquatic Conservation Zone (EAC)               | CCLWDUO 3.704-3.711                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Aquatic Development Zone (AD)                       | CCLWDUO 3.740-3.756                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Aquatic Conservation One Zone (AC-1)                | CCLWDUO 3.764-3.772                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Aquatic Conservation Two Zone (AC-2)                | CCLWDUO 3.784-3.792                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Aquatic Natural Zone (AN)                           | CCLWDUO 3.804-3.819                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Necanicum Estuary Aquatic Conservation Zone (NAC-2) | CCLWDUO 3.820-3.829                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Military Reserve Zone (MR)                          | CCLWDUO 3.849-3.859                      | Planning/permit process | 05/31/1984 | 1985-2013 |
| Park Master Plan Zone (PMP)                         | CCLWDUO 3.911-3.916<br>(excepting 3.910) | Planning/permit process | 05/31/1984 | 1985-2013 |
| Airport Overlay Zone (AO)                           | CCLWDUO 3.920-3.928                      | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |  |                         |            |           |

|  |  |   |            |           |
|--|--|---|------------|-----------|
| (SPECIAL DISTRICTS)  |  |   |            |           |
| Flood Hazard Overlay District (/FHO)                               | CCLWDUO 4.00-4.032<br>(excepting 4.015, 4.016, and<br>4.018-4.024)         | Planning/permit process;<br>CCLWDUO 4.013 | 05/31/1984 | 1985-2013 |
| Geologic Hazards Overlay District (/GHO)                           | CCLWDUO 4.042-4.047  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Beach and Dune Overlay District (/BDO)                             | CCLWDUO 4.052-4.059  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Shoreland Overlay District (/SO)                                   | CCLWDUO 4.084-4.095  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Arch Cape Rural Community Overlay District (/RCO)                  | CCLWDUO 4.102, 4.103,<br>4.117, 4.122-4.130                                | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Aquifer Reserve Overlay District (/ARO)                            | CCLWDUO 4.134-4.137  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Planned Development Overlay District (/PDO)                        | CCLWDUO 4.142-4.145, 4.148-<br>4.150                                       | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Dredged Material Disposal Site Reservation Overlay District (/DMD) | CCLWDUO 4.168-4.172  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Mitigation Site Overlay District (/MIT)                            | CCLWDUO 4.184-4.189  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Sensitive Bird Habitat Overlay District (/SBHO)                    | CCLWDUO 4.220-4.260  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Destination Resort Overlay District (/DRO)                         | CCLWDUO 4.344-4.364  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Quarry & Mining Overlay District (/QMO)                            | CCLWDUO 4.404-4.426  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
|  |  |   |            |           |
| (PERMIT AND ISSUE DETERMINATIONS)                                  |  |   |            |           |
| Conditional Development and Use                                    | CCLWDUO 5.015, 5.025   | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Variance   | CCLWDUO 5.132  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Subdivisions, Partitions and Property Line Adjustments             | CCLWDUO 5.201, 5.202,<br>5.204, 5.207-5.2011, 5.220-<br>5.226, 5.234-5.242 | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Transportation System Impact Review                                | CCLWDUO 5.352  | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Temporary Use Permits  | CCLWDUO 5.502, 5.506-5.510   | Planning/permit process                   | 05/31/1984 | 1985-2013 |
| Non-conforming Uses and Structures                                 | CCLWDUO 5.604-5.620  | Planning/permit process                   | 05/31/1984 | 1985-2013 |

|   |   |                         |            |           |
|---|---|-------------------------|------------|-----------|
| Columbia River Estuary Impact Assessment and Resource Capability Determination                    | CCLWDUO 5.800-5.820, 5.830, 5.870-5.880 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Ecola Creek Estuary and Necanicum Estuary Impact Assessment and Resource Capability Determination | CCLWDUO 5.950-5.960                     | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |   |                         |            |           |
| (GENERAL PROVISIONS)  |   |                         |            |           |
| Access  | CCLWDUO 6.020                           | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |   |                         |            |           |
| <b>CLATSOP COUNTY DEVELOPMENT STANDARDS DOCUMENT:<br/>CCDSD (CODIFIED MARCH 2013)</b>             |   |                         |            |           |
| (CHAPTER 1. SITE ORIENTATION)   |   |                         |            |           |
| Basic Characteristics of a Residential Site   | S1.010                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| General Exception to Lot Size Standards   | S1.030                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |   |                         |            |           |
| (CHAPTER 2. SITE ORIENTED IMPROVEMENTS)   |   |                         |            |           |
| Grading of Building Site  | S2.010                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Substantial Construction  | S2.011                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Clear Vision Area   | S2012                                   | Planning/permit process | 05/31/1984 | 1985-2013 |
| Special Site Development for Environmental Protection   | S2.100                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Parking and Loading Standards   | S2.200-S2.212                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Sign Requirements   | S2.300                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Water Improvements Standards  | S2.400                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Erosion Control Development Standards   | S2.500-S2.504                           | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |   |                         |            |           |
| (CHAPTER 3. STRUCTURE AND SITING DEVELOPMENT)   |   |                         |            |           |
| General Exception to Yard Standards   | S3.010                                  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Oceanfront Setback  | S3.015                                  | Planning/permit process | 05/31/1984 | 1985-2013 |

|   |                                  |                         |            |           |
|---|----------------------------------|-------------------------|------------|-----------|
| Height Limitations for Non-habitable and Non-Storage Structures         | S3.020                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Temporary Health Hardship   | S3.025                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Application of Building Heights to Ocean Front Lots                     | S3.030                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Accessory Dwelling Units  | S3.035                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Cluster Development and Density Transfer                                | S3.150-S3.162 (excepting S3.151) | Planning/permit process | 05/31/1984 | 1985-2013 |
| Maintenance of Common Open Space and Facilities                         | S3.181                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Standards for Mobile Homes on Individual Lots                           | S3.191                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Archeological Site Protection   | S3.195                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Mobile Home Park Development  | S3.200-S3.214                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Beach Front Motel Development Standards                                 | S3.252                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Home Occupation   | S3.462-S3.468                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Farm and Forest Zones Dwelling and/or Use Standards                     | S3.508-S3.520                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Development of Historic and/or Archeological Sites                      | S3.531                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Recreation Vehicle Parks  | S3.552                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Amusement Establishment   | S3.641                           | Planning/permit process | 05/31/1984 | 1985-2013 |
| Tsunami Inundation Zone   | S3.650-S3.655                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Geologic Hazard Requirements  | S3.700-S3.708                    | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |                                  |                         |            |           |
| (CHAPTER 4. ENVIRONMENTAL PROTECTION)                                   |                                  |                         |            |           |
| Columbia River Estuary Shoreland and Aquatic Use and Activity Standards | S4.200-S2.243                    |                         |            |           |
| Standards for Floating Residences and Floating Recreational Cabins      | S4.250-S4.252                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Ecola Creek and Necanicum Estuarine Standards                           | S4.260-S4.282                    | Planning/permit process | 05/31/1984 | 1985-2013 |
| Rock and Mineral Resource Use   | S4.401                           | Planning/permit process | 05/31/1984 | 1985-2013 |

|   |                |                         |            |           |
|---|----------------|-------------------------|------------|-----------|
| Protection of Riparian Vegetation   | S4.500-S4.504  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Agricultural and Timbers Standards Within a Goal 5 Wetland  | S4.600-S4.604  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Communications Facilities Siting Standards  | S4.702-S4.711  | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |                |                         |            |           |
| (CHAPTER 5. VEHICLE ACCESS CONTROL AND CIRCULATION)   |                |                         |            |           |
| Definitions   | S5.032         | Planning/permit process | 05/31/1984 | 1985-2013 |
| Access Control Standards  | S5.033         | Planning/permit process | 05/31/1984 | 1985-2013 |
| Pedestrian and Bicycle Access and Circulation   | S5.041         | Planning/permit process | 05/31/1984 | 1985-2013 |
| Subdivision Design Standards  | S5.100-S5.114  | Planning/permit process | 05/31/1984 | 1985-2013 |
| Subdivision Improvements  | S5.116, S5.120 | Planning/permit process | 05/31/1984 | 1985-2013 |
| Subdivision, Partition and Property Line Adjustment, Survey Requirements                                | S5.200-S5.201  | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |                |                         |            |           |
| (CHAPTER 6. ROAD STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION)                                   |                |                         |            |           |
| Transportation Improvements and Road Standard Specifications for Design and Construction                | S6.000-S6.170  | Planning/permit process | 05/31/1984 | 1985-2013 |
|   |                |                         |            |           |
| <b>DELETED:</b>   |                |                         |            |           |
| Clatsop County Comprehensive Plan, Land and Water Development and Use Ordinance, and Standards Document |                |                         | 1984       | 1984      |