

Routine Program Change

Seeking to Incorporate Certain Provisions of the City of Florence
Comprehensive Plan and Municipal Code into the Oregon Coastal Management Program

July 8, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval by the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management's (OCM) to incorporate the current version of the **City of Florence Comprehensive Plan (FCP) and Title 10, Zoning, of the City of Florence Municipal Code (FZC)**, into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation is a Routine Program Change (RPC) to the OCMP. The DLCD has identified and described the enforceable policies that DLCD will apply to federal consistency reviews and explains why their incorporation constitutes a routine program changes to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged the FCP and codes as being in compliance with the Statewide Planning Goals on June 2, 1983. OCM approved these documents as components of the OCMP on July 24, 1984. The City has revised some parts of the plan and code provisions over the years; these amendments are captured in this RPC submittal.

These changes were approved by the State of Oregon (through the Land Conservation and Development Commission) as meeting the statewide planning goals. However, DLCD has not submitted the current versions of these documents to NOAA/OCM for review and approval. DLCD is now submitting to OCM the current version of the plan and code reflecting all changes subsequent to NOAA's 1984 approval, for incorporation into the OCMP. The submittal includes the city's comprehensive plan and code including policies that apply to the Siuslaw River estuary within city jurisdiction.

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

II. Framework for Oregon's Approved Coastal Management Program

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

As noted in NOAA's review and approval of the Oregon Coastal Management Program in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that state goals for land use planning, conserving and developing coastal and other resources in Oregon are implemented by local governments with state oversight. Local governments, such as Florence, are required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with those state-approved goal-based plans. Since the mid-1980s, the plans and ordinances of all cities and counties in Oregon have been found to be in compliance with the goals. The state, through the LCDC and DLCD, also review amendments to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 16 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed; emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

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

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

C. The Oregon Coastal Management Program

NOAA’s 1977 approval of the Oregon Coastal Management Program pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on “the central authority by which Oregon will implement the program is SB 100” (subsequently codified as ORS 197). NOAA approval also included the enforceable policies of the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed, approved, and submitted to OCM for approval as Routine Program Changes (RPC).

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS 197 which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. For “Periodic Review” updates, the DLCD works closely with local governments to identify needed changes and a work schedule for addressing them. Many amendments are minor in nature and do not involve substantive policy changes. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies and how the provisions implement the applicable statewide planning goals.

III. Florence Comprehensive Plan and Municipal Code Titles Incorporated as Enforceable Policies

While DLCD seeks to incorporate the FCP and FZC into the OCMP in their entirety, DLCD has identified specific sections within each that could be used as enforceable policies for federal consistency purposes.

As required by 16 USC 1453(6a) and OCM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are listed in subsections A and B, below, and listed in table form in Section V. Any plan and ordinance provisions not part of this submittal that were approved by NOAA in 1984 remain unchanged.

A. COMPREHENSIVE PLAN

The city’s comprehensive plan establishes the basis for land use regulation throughout the city. It was revised most recently in 2013. The plan policies pertaining to estuaries, coastal shorelands, and beaches and dunes were most recently revised in 2009 to comply with Statewide Planning Goals 16, 17, and 18.

NOTE: The Plan document is a scanned PDF document on which enforceable policies have been highlighted. Enforceable policies are listed and described by chapter.

DLCD seeks to include the following as enforceable policies:

Definitions (pp 7 – 23)

Definitions, while not enforceable policies themselves, are essential to understanding, interpreting, and applying the enforceable policies of this plan and its implementing ordinances.

Chapter 5: Open Spaces and Scenic, Historic, and Natural Resources

Policies: Wetlands and Riparian Areas (pp V-2 – 3)

1. Requires planning to be based on 2013 Florence Local Wetland and Riparian Area Inventory.
2. Allows development in significant wetlands only as permitted by (Oregon) Department of State Lands and (U.S.) Army Corps of Engineers.
3. Requires city to notify Department of State lands when wetlands or riparian area are present in an area subject to building permit or development permit.
4. Specifies that formal wetland delineation report approved by state is to be incorporated by reference into City Local Wetlands and Riparian Inventory.
5. Prohibits draining of significant wetlands or riparian corridor by re-routing natural drainage ways.
6. Requires city to protect functions and values of significant Goal 5 riparian corridors and wetlands through Code provisions; provides for limited exceptions.

Policies: Groundwater Resources (pp V6 – 7)

2. Requires city to implement an aquifer protection plan through comprehensive plan and city code provisions, including Drinking Water Protection Overlay Zone.
3. Adopts Aquifer Protection Plan as supporting document to comprehensive plan.
4. Adopts 2012 Wellhead Delineations report, Time of Travel Zones, and accompanying maps as part of comprehensive plan.
5. Declares Drinking Water Protection Areas and related Time of Travel Zones as significant groundwater resources under Statewide Planning Goal 5.

Policies Mineral and Aggregate Resources (p. V16)

4. Specifies a certain dredged material disposal site as a mineral and aggregate site subject to certain conditions.

Chapter 7: Development Hazards and Constraints

Policies: (p. VII-1)

2. Requires Site Investigation Report for development proposals in known areas of hazard.
3. Requires new development to conform to city codes and to Flood Insurance Program requirements for flood-prone areas.

Chapter 11: Utilities, Facilities, and Services

Policies: Stormwater Management (p. XI – 8)

11. Requires mitigation for impervious surfaces and other specific measures.
12. Requires post- development flow of water from the site to be equal to or less than pre-development flow.

Chapter 16: Siuslaw River Estuary Resources

Policies: (pp XVI-1 – 11)

5. Requires impact assessment for actions that could potentially alter the estuarine ecosystem; specifies required contents of impact assessment
12. Requires mitigation for dredge or fill activities permitted in intertidal or tidal marsh areas; requires mitigation sites to be protected by overlay district in city zoning code.
14. Specifies that management units shall apply to estuary within the city Urban Growth Boundary; specifies implementation requirements for management units.
15. Specifies priority ranking of categories of uses in estuarine management units.
- 16a – 16d. Policies for Natural Estuary Management Units.
- 17a – 17e. Policies for Conservation Estuary Management Units.
- 18a – 18f. Policies for Development Estuary Management Units

Estuary Management Units (pp XVI-11 – 16)

Natural Estuary Management Unit (MU) Designation applies to Management Units C and G.
Conservation Estuary Management Unit (MU) Designation applies to Management Units B, C1, O, and P.

Development Estuary Management Unit (MU) Designation applies to Management Units A, E, F (F1, F2), and R.

Chapter 17: Coastal Shorelands: Ocean, Estuary, and Lake Shorelands

Policies: (pp XV-II2 – 7)

3. Requires consideration of interactions between coastal shorelands, resources in coastal waters, and geologic and hydrologic hazards of coastal shorelands.
5. Requires management of coastal shorelands to be compatible with characteristics of adjacent waters; specifies that policies under Chapter 16 are to prevail in event of conflict with policies in Chapter 17.
6. Establishes policy preference for non-structural solutions to problems of erosion and flooding; requires hard structural solutions to minimize adverse impacts.
8. Requires actions in coastal shorelands to avoid impacts to archaeological resources; requires unavoidable impacts to be mitigated.

9. Requires city code to comply with requirements of state administrative rule OAR 660-037-0080 regarding water dependent uses.
11. Describes Coastal Shorelands within city Urban Growth Boundary; specifies that Lane County policies apply to shoreland areas with Urban Growth Boundary outside city boundaries.
12. Specifies priority ranking of categories of uses in shoreland management units.
- 13a – 13e. Policies for Shoreland Dredged Material Disposal Management Units
- 14a – 14f. Policies for Natural Resources Conservation Management Units.
- 15a – 15d. Policies for Mixed Development Management Units.
- 16a – 16e. Policies for Residential Development Management Units.
- 17a – 17h. Policies for Prime Wildlife Management Units

Coastal Shoreland Management Units and Water Dependent Sites (pp XVII-10 – 16)

- Natural Resource Conservation Management Unit Designation applies to Management Units #50 (Harbor Vista County Park), #5, #6, Munsel Lake Shorelands #4, Heceta Junction Lake Shorelands (no number).
- Residential Development Management Unit Designation applies to Management Units #1 (jetty area), #3 (#3.1 Wild Winds and Greentree, #3.2, Bay Bridge), Munsel Lake Management Unit #1.
- Mixed Development Management Unit Designation applies to Management Unit #2 (#2.1,#2.2), #4 (#4.1, #4.2)

Prime Wildlife Area Management Unit Designation (pp XVII-17 – 18)

- North Jetty Lake Shorelands
- Heceta Junction Seasonal Lake Shorelands

Chapter 18: Coastal Beaches and Dunes

Policies (pp XVIII-1 – 5)

- 2a. – 2d. Specify that beaches and dune areas within city urban growth area are subject to requirements of statewide planning Goal 18, Beaches and Dunes and provisions of city code.
3. Requires uses in beach and dune areas to be on resource capabilities and limitations.
4. Specifies findings required for decisions on plans, ordinances, and permit reviews in beach and dune areas.
5. Prohibits inclusion active dunes in future UGB expansion.
6. Prohibits residential, commercial, and industrial development on beaches and certain dune features.
8. Requires protection of groundwater from drawdown
10. Permits beachfront protective structures only for development that existed prior to January 1, 1977; provides exceptions; specifies criteria beachfront protective structures.
12. Prohibits removal of sand from beach foredune area; provides exceptions.
13. Requires site investigation report for development proposed in dune areas shown on Hazard maps.
15. Requires temporary sand stabilization under certain circumstances.

16. Allows stabilization of sand dunes under certain circumstances.

B. ZONING CODE, TITLE 10 of FLORENCE MUNICIPAL CODE

Title 10, Zoning, contains zoning regulations for land uses and activities within the city. A current copy of the city's zone map is available as a PDF file through the city website: http://www.ci.florence.or.us/sites/default/files/fileattachments/florence_zoning_map.pdf. Title 10, Zoning, of the Municipal Code is also accessible on the city's website.

Chapter 1 - Zoning Administration

Section 10.1.1 Administrative Regulations

10.1.1.2 Scope - requires compliance with code provisions prior to use.

Section 10.1.2 Use Districts and Boundaries – declares city divided into zoning districts, specifies basic purpose of Title and requirements of zoning map,, authorizes city to establish zoning and land use regulations on newly annexed property.

Section 10.1.4 Definitions - defines terms used to support legal interpretation and application of enforceable policies in code provisions

Chapter 2 - General Zoning Provisions

Section 10.2.1 Conformance and Permits – requires conformance of buildings and uses to requirements of this code.

Chapter 4 – Conditional Uses

Sections 10.4.1 – 10.4.12 requirements for review and approval of conditional uses listed in the zone districts

Chapter 5 – Zoning Variances

Sections 10.5.1 – 10.5.7 standards for evaluating and approving variances to the requirements of the code for specific uses and use districts

Chapter 7 – Special Development Standards

Sections 10.7.1 – 10.7.6 requirements for development in wetland and riparian areas and areas subject to natural hazards; requires site investigation report; specifies review and use of site investigation report.

Chapter 8 – Nonconforming Lots and Uses

Sections 10.8.1 – 10.8.9 requirements for review and approval of uses of structures or sites that do not conform to regulations in the district within which they are located.

Chapter 10 – Restricted Residential District (RR)

Sections 10.10.1 – 10.10.5 permitted uses, conditional uses, and other requirements for low-density urban single-family residential use and other Planned Unit Development

Chapter 11 – Single-Family Residential District (RS)

Sections 10.11.1 – 10.11.5 permitted uses, conditional uses, and other requirements for medium-density single-family residential and other compatible uses

Chapter 12 – Mobile Home/Manufactured Home Regulations (RMH)

Sections 10.12.1 – 10.12.3 permitted uses, conditional uses, design standards, and other requirements for developing and siting mobile homes, manufactured homes and mobile home parks.

Chapter 13 – Multi-Family Residential District (RM)

Sections 10.13.1 – 10.13.5 permitted uses, conditional uses, and other requirements for high density urban residential and other compatible uses.

Chapter 14 – Neighborhood Commercial District (NC)

Sections 10.14.1 – 10.14.5 permitted uses, conditional uses, and other requirements for small neighborhood businesses to serve residential areas.

Chapter 15 – Commercial District (C)

Sections 10.15.1 – 10.15.6 permitted uses, conditional uses, and other requirements for retail and other businesses.

Chapter 16 – Highway District (H)

Sections 10.16.1 – 10.16.7 permitted uses, conditional uses, and other requirements for properties with uses facing U.S. Highway 101 and Oregon Highway 126.

Chapter 17 – Old Town District

Sections 10.17.1 – 10.17C.4 permitted uses, conditional uses, design standards, and other requirements for pedestrian-oriented, mixed land uses in three sub districts of the Old Town District.

Chapter 18 – Marine District

Sections 10.18.1 – 10.18.5 requirements for water dependent commercial, recreational, and industrial uses; allows certain water related uses to support economic uses consistent with comprehensive plan.

Chapter 19 – Estuary, Shorelands, and Beaches and Dunes

Sections 10.19.1 – 10.19.12 requirements for three Estuary Zoning Districts for the Siuslaw River Estuary; requirements for seven overlay districts: Coastal Shorelands, Shoreland Residential, Mixed Development, Dredged Material/Mitigation Site, Prime Wildlife, Natural Resource Conservation, Beaches and Dunes Overlay District; requirements for Resource Capability Assessments and Estuarine Impact Assessments, other specific requirements to implement comprehensive plan.

Chapter 20 – Limited Industrial District (LI)

Sections 10.20.1 – 10.20.5 permitted uses, conditional uses, and other requirements for areas for manufacturing, assembly, packaging, warehousing, and other related uses that do not create detrimental impacts on adjacent areas.

Chapter 21 – Public Use Airport Zone (AD)

Sections 10.21.1 – 10.21.11 requirements for certain airport-related commercial and recreational uses; uses permitted outright, uses permitted under prescribed conditions; requirements for wetland impacts.

Chapter 22 – Open Space District (OS)

Sections 10.22.1 – 10.22.4 permitted uses, conditional uses, and other requirements for lands intended for open space buffers, parks and future use.

Chapter 24 – Waterfront/Marine District (WF/M)

Sections 10.24.1 – 10.24.4 requirements for water-dependent, water-related, and mixed use on the Siuslaw River estuary waterfront.

Chapter 32 – Drinking Water Protection Overlay District

Sections 10.32.1 – 10.32.9 specifies applicability to uses, Time of Travel Zones, standards for hazardous materials, conditions and other requirements.

Chapter 33 – Telecommunications Facility Overlay District

Sections 10.33.1 – 10.33.13 establishes definitions, permitted and conditional uses, review criteria and other requirements.

IV. This Action is a Routine Program Change

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

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the City of Florence Comprehensive Plan and Municipal Code approved by OCRM in 1984. The State of Oregon requires the plan and ordinance to implement Oregon's statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and ordinance must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated plan and ordinance into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

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

3. Boundaries (Subpart D)

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

4. Authorities and organization (Subpart E)

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

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

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

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
<p>The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate certain provisions of the City of Florence Comprehensive Plan (FCP) and Zoning Code (FZC) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies and that DLCD anticipates using for Federal Consistency review purposes.</p>				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED			mm/dd/year	mm/dd/year
City of Florence Plan and Zoning Code (Title 10 of City Code)	*DLCD seeks to incorporate the City of Florence Comprehensive Plan (FCP) and Zoning Code (FZC) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS 197/BCP; FZC 10.1.1.2 ¹ via city planning and permit processes, (hereinafter: city planning/permit processes)	03/11/1983	1983 – 2015
CITY OF FLORENCE COMPREHENSIVE PLAN				
pp 7 - 23 Definitions	Definitions of terms used in comprehensive plan	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 5: Open Spaces and Scenic, Historic, and Natural Resources				
pp V-2-3: Policies 1 – 6	Wetlands and Riparian Areas Policies	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp V-6-7: Policies 2 - 5	Groundwater Resources Policies	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
p. V-16: Policy 4	Mineral and Aggregate Resources Policies	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 7: Development Hazards and Constraints				
p. VII-1: Policy 2	Site Investigation Report required	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015

¹ “No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless it is in conformity with the regulations herein specified for the district in which it is located, except as otherwise provided herein. No permit for construction or alteration of any building shall be issued unless the plan, specifications, and intended use of such building conform in all respects with the provisions of this Title.”

p. VII-1: Policy 3	Requires compliance with Flood Insurance Program	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 11: Utilities, Facilities, and Services				
p. XI 8: Policies 11, 12	Stormwater Management Policies	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 16: Siuslaw River Estuary Resources				
pp XVI-1 – 11: Policies 5, 12, 14, 15, 16a-d, 17a-e, 18a-f	Estuary Policies	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp XVI-11 – 16: Estuary Management Unit Designations	Natural Estuary Management applied to Management Units C and G; Conservation Estuary Management applied to Management Units B, C1, O, P; Development Estuary Management applied to Management Units A, E, F (F1, F2), and R	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 17: Coastal Shorelands: Ocean, Estuary, Lake Shorelands				
pp XVII-2 – 7: Policies 3, 5, 6, 8, 9, 11, 12, 13a-13e, 14a-14f, 15a-15d, 16a-16e	Coastal Shoreland Policies, overall and specific to specific Shoreland management unit	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp XVII-10 – 16: Coastal Shoreland Management Unit Designations	Natural Resource Conservation Management applied to Units #50, #5, #6, 4, Heceta Junction Lake; Residential Development Management applied to Units #1, #3 (3.1, 3.2), Munsel Lake Management Unit #1; Mixed Development Management applied to Units#2 (2.1, 2.2), #4 (4.1, 4.2)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
p. XVII-17 – 18: Prime Wildlife Area Management Unit Designations	North Jetty Lake Shorelands; Heceta Junction Seasonal Lake Shorelands	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 18: Coastal Beaches and Dunes				
pp XVIII-1 – 5: Policies 2a-2d, 3, 4, 5, 6, 8, 10, 12, 13, 15, 16		ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
CITY OF FLORENCE ZONING CODE, TITLE 10 of FLORENCE MUNICIPAL CODE				
Chapter 1 Subsection 10.1.1.2	Administrative Regulations/Scope	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015

Chapter 1 Section 10.1.2	Administrative Regulations/Use Districts and Boundaries	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 1 Section 10.1.4	Administrative Regulations/Definitions	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 2 Section 10.2.1	General Zoning Provisions/ Conformance and Permits	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 4 Sections 10.4.1 – 10.4.12	Conditional Uses	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 5 Sections 10.5.1 – 10.5.7	Zoning Variances	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 7 Sections 10.7.1 – 10.7.6	Special Development Standards	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 8 Sections 10.8.1 – 10.8.9	Non-Conforming Lots and Uses	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 10 Sections 10.10.1 – 10.10.5	Restricted Residential District (RR)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 11 Sections 10.11.1 – 10.11.5	Single Family Residential (RS)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 12 Sections 10.12.1 – 10.12.3	Mobile Home/Manufactured Home Regulations (RMH)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 13 Sections 10.13.1 – 10.13.5	Multi-Family Residential District (RM)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 14 Sections 10.14.1 – 10.14.5	Neighborhood Commercial District (NC)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 15 Sections 10.15.1 – 10.15.6	Commercial District (C)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 16 Sections 10.16.1 – 10.16.7	Highway District (H)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 17 Sections 10.17.1 – 10.17.4	Old Town District	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 18 Sections 10.18.1 – 10.18.5	Marine District	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 19 Sections 10.19.1 – 10.19.12	Estuary, Shorelands, and Beaches and Dunes	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 20	Limited Industrial District (LI)	ORS 197/city	03/11/1983	1983 – 2015

Sections 10.20.1 – 10.20.5		planning/permit processes		
Chapter 21 Sections 10.21.1 – 10.21.11	Public Use Airport Zone(AD)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 22 Sections 10.22 – 10.22.4	Open Space District (OS)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 24 Sections 10.24.1 – 10.24.4	Waterfront/Marine District (WF/M)	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 32 Sections 10.32.1 – 10.32.9	Drinking Water Protection Overlay District	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 33 Sections 10.33.1 – 10.33.13	Telecommunications Facility Overlay District	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
REMOVED:				
City of Florence Comprehensive Plan			1984	1984
City of Florence Development Code			1984	1984