

## Lincoln City – Zoning/regulatory Overview

This paper provides a summary of zoning regulations for the eight properties included in Lincoln City's *Request for Expressions of Interest* (RFEI). The complete set of zoning regulations that govern development in Lincoln City may be viewed at <http://www.codepublishing.com/OR/LincolnCity/>

The summary of zoning regulations for each site is provided in the same order (and using the same names for each site) as the RFEI.

### **Fernwood**

Zoning: R 1 – 7.5

Purpose: To promote and encourage a suitable environment for family living and to protect and stabilize the residential characteristics of the zone. The R-1 zone is intended to provide primarily for single-family dwellings.

Allowed Uses (Partial List): Single Family, including attached; Duplexes or Triplexes; Cottage cluster development

Maximum Height: 35 Feet

Minimum Lot Dimensions: (note that these requirements may be superseded through the Planned Unit Development process)

- Area: 7500 square feet for single-family unit (double density for cottage cluster; 8,000 for two-family)
- Width: 70 feet (35 feet for attached)
- Depth: 80 feet

Maximum Building Coverage: 35%

Setbacks: (note that these requirements may be superseded through the Planned Unit Development process) 5 feet for single story structures; 7.5 feet for more than one story structures.

Minimum Parking Requirement: two spaces per unit (except for elderly housing, which is one space per bedroom); in cottage clusters 1.5+ per unit depending on circumstances

### **NE 25<sup>th</sup> Street**

Zoning: R-M

Purpose: Provide an environment suitable for higher density urban residential uses (and community services).

Allowed Uses: single family/attached, cottage clusters, multi-family residential use, B&Bs, etc.

Maximum Density: About 90 units allowed, either in apartments, or in a PUD/fee simple format.

Maximum Height: 35 feet

Setbacks 20 feet front; 5 feet side and rear, increased by 0.5 feet for every foot buildings is greater than 15 feet in height.

Maximum Building Coverage: 45%

Parking: two spaces per unit (except for elderly housing, which is one space per bedroom)

### **NE Reef Avenue**

Zoning: R-1-7.5

Purpose: To promote and encourage a suitable environment for family living and to protect and stabilize the residential characteristics of the zone. The R-1 zone is intended to provide primarily for single family dwellings.

Allowed Uses: single family, including attached; cottage clusters, two family/duplexes on lots of 8000 sq ft or more.

Maximum Density: Site allows about 19 units, probably most easily achieved in a Planned Unit Development (PUD) format.

Maximum Height: 35 feet

Minimum dimensions: 70 feet width (35 feet for attached); 80 feet depth. (Note that smaller lot dimensions may be approved through a PUD process)

Maximum lot coverage: 35%

Parking: two spaces per unit (except for elderly housing, which is one space per bedroom)

### **NW 15<sup>th</sup> Street**

Zoning: OP/I-M (OceanLake Plan District/Interior Mixed Use)

Purpose: The OceanLake plan district is established to provide for the integration of residential, commercial, and recreational uses in a well-planned, pedestrian-oriented, mixed use environment. The purpose of the district is to provide maximum flexibility in land use where a proposed development meets the design requirements of (the OP) chapter; the land use approvals process should be as predictable and efficient as possible while striving for excellence in design. The OP land use and design standards...are intended to ensure that projects support the following objectives: Integration and functionality of land uses; connecting Oceanlake to the ocean; respecting neighborhood transitions; designing for the climate; aesthetics and context sensitive design; and balancing durability and affordability.

*Note that the City may allow deviations from development standards such as minimum required parking, setbacks, lot sizes, etc. for projects that are determined to attain to "design excellence".*

Allowed Uses (not a complete list): Dwellings; mixed use;; B & B; Commercial (office, retail, services)

(Conditional Uses): hotel/motel

Maximum Density: none indicated; however, number of units regulated by ability to fit them and parking on lot.

Maximum Height: 35 feet

Setbacks: none for principle building; 20' for garages/carports

Minimum Lot size: 5,000 sq ft for most uses (2000 sq ft for attached single family)

Maximum lot coverage: 80% (or 60% if no alley or on-street parking provided)

Parking for key uses: No minimum off-street parking requirement for the commercial component of any mixed use building; all other uses shall conform to the minimum parking standards of the Lincoln City Municipal Code: Residential: 2 spaces per unit; retail: 1 space per 600 sq ft PLUS one space per employee; bank or office: 1 space per 400 sq ft PLUS one space per employee; eating/dining: one space per 3 seats PLUS 1 space per employee.

Design criteria apply.

### **NE 1<sup>st</sup> Street**

Zoning: R C (Recreation Commercial)

Purpose: The recreation-commercial zone is provided for those commercial uses having a definite relationship to the community's resort and recreation industry. Allowed herein are uses that provide food, lodging, recreational activities and services that have a resort rather than a carnival character. Residential multifamily housing is also permitted which meets demand for housing in areas of concentrated recreation services, including seasonal and retirement homes.

Allowed Uses (not a complete list): Motels and resorts; restaurants/eating & drinking establishments; attached single family, mixed use, time-shares, B & Bs; stand-alone multi-family requires conditional use permit (see below).

Conditional Uses: Outdoor commercial establishments; stand-alone multi-family residential subject to the requirements of the R-M zone (key requirements include a minimum site area of 8000 sq ft for the first two units plus 1200 sq ft per additional unit;; front yard of 20 feet; 45% max lot coverage; max height of 35 feet; generally two parking spaces per unit)

Maximum Density: No minimum or maximum, except for residential density (see above). Note also that there is no residential density cap for mixed use development.

Maximum Height: 45 feet

Minimum Lot area: none except for motels which require at least 10,000 sq ft, and multi-family (see above)

Parking for key uses: Hotel or Motel: one space per unit PLUS one space per employee; eating/dining: one space per 3 seats PLUS one space per employee. 17.56.070 Where more than one use is included within any building or on any single parcel, the parking requirements shall be the sum total of the requirements of the various uses; provided however, where the operations of these different uses is such that the hours of operation or uses complement each other insofar as the parking demand is concerned, the planning director may authorize a reduction in these requirements.

### **SW 4<sup>th</sup> Street**

Zoning: GC, General Commercial

Purpose: The General Commercial zone is provided to accommodate a wide range of retail commercial uses including those which attract shoppers from a community or larger market area, as well as convenience service/retail uses and single-family residential dwelling units. Retail commercial uses are those that sell services and/or products to the ultimate consumer.

Allowed uses (not a complete list): Convenience Service/Retail; Eating & Drinking Establishments (except drive-throughs); Lodging; Mixed Use Development.

Conditional Uses: stand-alone multi-family requires a conditional use permit.

Maximum Density: No maximum, except for stand-alone residential

Maximum Height: 45 feet

Minimum Lot Area, Width, and Depth: NA except for certain auto-related uses

Maximum Building Coverage: 17.52.100 Landscape has a limit of 55% for impervious surface limits and E.1 requires 20% planted area for Single family and multi-family construction. E.2. requires for "All Development Other Than Single-Family Dwellings and Duplexes, Except as modified by other sections of the zoning ordinance, a minimum of 15 percent of the total lot area shall be landscaped with plants and groundcover, as described in this section." Project must meet landscaping requirements in 17.56, Parking and 17.74 Commercial Design Standards.

IMPORTANT NOTE: there is no off-street parking requirement for proposals that do not entail the expansion of the existing building at this site and do not entail the removal of the existing two off-street parking spaces. Minimum Parking for Select Uses: residential: 2 spaces per residential unit; retail: 1 space per 600 sq ft PLUS 1 space per employee; bank or office: 1 space per 400 sq ft PLUS 1 space per employee; eating/dining: one space per 3 seats PLUS 1 space per employee.

### **SE 32<sup>nd</sup> Street**

Zoning: NBD (Nelscott Business District/Nelscott Plan District – NPD)

Purpose: The Nelscott plan district is established to provide for the integration of residential, commercial, and recreational uses in a well-planned, pedestrian-oriented, mixed use environment. The purpose of the district is to provide maximum flexibility in land use while protecting the unique character of Nelscott. Where a proposed development meets the design requirements (of this chapter), the land use approvals process should be as predictable and efficient as possible while striving for excellence in design. The NPD land use and design standards...are intended to ensure that projects support the following objectives: Integration and functionality of land uses; connecting Nelscott to the ocean; respecting neighborhood transitions; designing for the climate; aesthetics and context-sensitive design; and balancing durability and affordability.

*Note that the City may allow deviations from development standards such as minimum required parking, setbacks, lot sizes, etc. for projects that are determined to attain "design excellence".*

Allowed Uses (not a complete list): single and multi-family residential; mixed use; hotels/motels; offices; retail; restaurant

Maximum Density: None indicated, but see notes about residential density below

Maximum Height: 45 feet (a setback of at least 10 feet must be provided above the second floor);  
minimum height: 18 feet

Minimum Lot area: no minimum except for residential use – for Multi-family, the minimum lot area is 8000 sq ft for the first two units plus 1200 sq ft per unit above the initial 8000 sq feet. No residential density cap for mixed use development.

Minimum Lot Width: 50 feet

Minimum Lot Depth: 50 feet

Maximum Building Coverage: 90%; minimum landscape area: 10%

No minimum off-street parking requirement for the commercial component of any mixed use building within 400 feet of a public parking facility. Parking for key uses: residential: 2 spaces per residential unit; retail: 1 space per 600 sq ft PLUS 1 space per employee; bank or office: 1 space per 400 sq ft PLUS 1 space per employee; eating/dining: one space per 3 seats PLUS 1 space per employee.

Design standards apply.

### **SE 51<sup>st</sup> Street**

Zoning: TVC/" Taft Village Core":

17.45.010 Purpose: The purpose of the Taft Village core (TVC) zone is to provide for a wide variety of uses, including retail, professional office, service-oriented businesses, single-family and multifamily residences and combinations of the above in mixed use developments within a core area of the village of Taft where concentrations of a variety of uses will encourage a pedestrian-oriented pattern of development that is different from the patterns found between Lincoln City's village nodes.

Allowed Uses (not a complete list):

- Offices
- Hotels (a total area cap of 212 units – with the existing units, this leaves 64 hotel units. Any increase beyond the 64 hotel rooms would require a legislative code amendment); note also that at least 50% of the GSF of hotels/motels must be devoted to eating/drinking, entertainment/recreation, and/or retail commercial)
- restaurants/bars/cafes (but note that sidewalk cafes are subject to a CU; and drive through is prohibited)
- mixed use (e.g. residential over ground floor commercial/retail)
- retail
- single family and (depending on street edge treatment) multi family residential

(Conditional Uses): stand-alone multi-family residential (depending on edge treatment)

Maximum Density: None

Maximum Height 38 feet – this is driven by the desire for view corridors to the ocean/bay. Roof must be gable or slope. Parapets, railings, etc. . are allowed above the height cap. Above two stories, each floor

must be stepped back 10 feet from lower floors. Note that the height cap is an average – the adjoining hill will allow an effective total height of about 45 feet.

Parking for key uses: residential: 1.5 spaces per residential unit; retail: 1 space per 600 sq ft PLUS 1 space per employee; bank or office: 1 space per 400 sq ft PLUS 1 space per employee; eating/dining: one space per 3 seats PLUS 1 space per employee. Special provisions to reduce parking depending on availability of on-street parking or public parking within 400 feet; provision of certain incentives (pedestrian features, public plaza, etc.); or joint use parking. Also there is a fee in lieu - \$2000 per space per year (never been utilized – may be too steep)

#### Other Constraints

- Flood zone: a small portion along the south edge of the site along 51<sup>st</sup> is within the flood zone. New development must either be set back from this zone, or limit the ground floor to only parking, storage, and access in that portion of the building.

Subject to design standards.