

Exhibit F
Ordinance No. 21, Series 2011

TITLE 10
CHAPTER 29

COAST VILLAGE DISTRICT (CV)

SECTION:

- 10-29-1: Purpose
- 10-29-2: Definitions
- 10-29-3: Permitted Buildings and Uses
- 10-29-4: Prohibited Buildings and Uses
- 10-29-5: Lot and Yard Provisions
- 10-29-6: Site Development Provisions

10-29-1: PURPOSE: The Coast Village District is intended to provide a quality environment for residential uses and other compatible land uses within the Coast Village development. Coast Village began as a campground and has evolved into a residential community that accommodates permanent and seasonal residents; it is a unique residential community that allows a blend of recreational vehicles and conventional single-family homes, surrounded by greenbelt buffers between each lot to maintain a park-like setting.

10-29-2: DEFINITIONS:

- Greenbelt:** An area on a lot extending five feet (5') from the side and rear property lines for "natural vegetation" to grow, to serve as a visual screen and to protect privacy between adjacent lots.
- Height:** The height of a structure is the vertical distance between the average finished grade at the base of the structure to the peak or crest of the roof of the structure.
- Lot:** Numerical lots as platted including both alphabetical lots combined with adjoining numerical lots and property line adjustments recorded by the effective date of this chapter. Does not include Lot 4, Block 1, Coast Village (Coast Village Homeowners Association Owned).
- Natural Vegetation:** Vegetation indigenous to the Florence region or other drought-tolerant species, which includes: Shore Pine, Fir, Hemlock, Spruce, Cedar, Rhododendron, Wax Myrtle, Manzanita, Madrone, Kinnikinic and Salal or as provided for in the City's plant list.
- Permanent Dwelling:** Site-built single-family dwelling; manufactured home, modular home, or other pre-manufactured home (no minimum floor area size); or self-contained mobile structure such as park models, recreational vehicles and motor homes that cannot be easily driven or pulled from the site. Permanent dwellings may be occupied year-round or less.
- Screening or Buffering:** Screening or buffering shall consist of sight-obscuring natural vegetation at least six feet (6') high, except as required by vision clearance.
- Temporary Dwelling:** Self-contained mobile structure such as park model, recreational vehicle and motor home that can easily be driven or pulled from the site (i.e. wheels and tongue still attached). There shall be no obstructions that would prevent the easy removal of the structure. Obstructions include but are not limited to: attached accessory structures, accessory structures placed to block the self-contained mobile

structure, in-ground vegetation or landscaping, retaining or landscaping walls, foundation, hard-wired utilities, and hard-piped utilities. Temporary structures may be occupied year-round or less.

10-29-3: PERMITTED BUILDINGS AND USES:

- A. One permanent or temporary dwelling per lot.
- B. Guests may stay in an additional self-contained mobile structure for up to six (6) months in any twelve-month (12) period.
- C. Accessory structures such as ramadas, cabanas, patio slab, carport or garage and storage buildings, when placed on a lot used for A above.
- D. Gardens and greenhouses for the raising and harvesting of fruit, vegetables and flowers for noncommercial use.
- E. Recreation and community facilities for use of Coast Village residents or guests and management staff.
- F. Home occupations that do not require customer roadway traffic within Coast Village.

10-29-4: PROHIBITED BUILDINGS AND USES:

- A. Accessory Dwelling Units.

10-29-5: LOT AND YARD PROVISIONS:

- A. No partitions or lot line adjustments are allowed.
- B. Lot Coverage: The maximum coverage by all enclosed structures shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all impervious areas, including all structures and paved surfaces (excepting platted private streets and roads encroaching on private property) shall not exceed sixty five percent (65%) of the lot area.
- C. Yard and Buffer Regulations: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and buffer regulations shall be indicated below:
 - 1. Front Yards: All dwellings and structures shall be set back at least twenty feet (20') from the front property line unless the street pavement encroaches onto the lot, then the structure shall be set back 20 feet from the pavement.
 - 2. Side Yards: A greenbelt buffer of not less than five feet (5') shall be maintained on each side of the lot. All dwelling units shall be set back not less than eight feet (8') from the side property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the side property line.
 - 3. Rear Yards: A greenbelt buffer of not less five foot (5') shall be maintained on the rear yard of a lot. All dwelling units shall be set back not less than ten feet (10') from the rear property line, and a three foot (3') clearance shall be maintained between the greenbelt and dwelling for fire safety. Non-residential accessory structures shall be set back not less than five feet (5') from the rear property line.
 - 4. Propane Tank Setbacks: Unless otherwise stipulated by the fire code, propane tanks shall be set back not less than three feet (3') from all greenbelts and vegetation.

10-29-6: SITE DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations: All structures are limited to a single story and shall not exceed sixteen feet (16') in height.
- B. Fences: Coast Village development perimeter fencing shall comply with Code Section 10-34-5 of this Title.
- C. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.
- D. Off-street Parking: Dwellings shall have at least one (1) permanent parking space on-site. Such a parking space area, garage or carport shall provide for the ingress and egress of a standard size automobile at least nineteen feet long and nine and one-half feet wide (19' x 9 1/2'). The required on-site parking space may be uncovered and gravel driveways and parking spaces are allowed. Regular off-street parking is allowed within the front yard setback. These requirements supersede any conflicting requirements in Section 10-3 of this Title.
- E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Title.
- F. Landscaping: A five foot (5') greenbelt buffer consisting of natural vegetation shall be maintained on the side and rear yards of a lot in order to provide screening and privacy between adjacent lots. The green belt buffer shall consist of sight-obscuring natural vegetation at least six feet (6') high.
- G. Applicable Building and Fire Codes shall be met.