

ARTICLE 19E

(WOCR) Water-Oriented Commercial Recreation

SECTION 3.19E.000 Purpose

The Water-Oriented Commercial Recreation designation is intended to provide areas for attractive development of tourist lodging and restaurant facilities which enhance and are enhanced by, and provide public access to, waterfront area amenities including views. This designation is applied to waterfront locations with high quality views where development will provide greater public use and enjoyment of the views and other waterfront amenities. These waterfront areas are located in the Committed Shorelands area of Winchester Bay, for which a Goal 2, Part II Exception has been taken.

SECTION 3.19E.050 Permitted Uses

In the WOCR zone, the following uses and activities and their accessory structures and uses are permitted subject to the applicable development standards and provisions set forth in this Ordinance.

1. Aids to navigation.
2. Maintenance and rehabilitation of existing structures.
3. Office in conjunction with a permitted or conditionally permitted use.
4. Public waterfront access.
5. Research and education observation.
6. Restaurant that has views oriented toward the waterfront.
7. Motel-Hotel/Convention Center.
8. Utilities.
9. Riprap on bank above mean high high water.

SECTION 3.19E.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted in the WOCR zone subject to the provisions of §2.060.1 and the applicable standards and criteria set forth in §3.19E.200 and §3.19E.250 and in Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Water-oriented uses which are temporary and do not preclude the timely use of the site when a need arises; for example, parking.

SECTION 3.19E.150 Buildings and Uses Permitted Conditionally

In the WOOCR zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of §2.060.1, Article 39 and the applicable standards and criteria set forth in §3.19E.200 and §3.19E.250 and in Article 36 SUPPLEMENTARY PROVISIONS of this Chapter.

1. Flood and erosion prevention structures.
2. Gift or specialty shop in conjunction with a restaurant, motel or convention center.
3. Uses not listed as permitted but similar to permitted uses and shown by their use, design and character to be water-oriented commercial recreation by the applicant.

SECTION 3.19E.200 Standards and Criteria

In a WOOCR zone, approval of uses permitted with standards or conditionally shall be based on findings which show that the proposed use complies with the following applicable criteria and standards.

1. Any applicant for a use shall furnish evidence of compliance with, or intent to comply with, all applicable permit and rule requirements of: 1) the Douglas County Salmon Harbor Management Board; 2) the Port of Umpqua; 3) the Department of Environmental Quality; 4) the Department of State Lands; 5) the U.S. Army Corps of Engineers and; 6) all other agencies having interest applicable to the proposed use. If a statement of intent to comply is being submitted, the Approving Authority shall condition approval on such compliance.

SECTION 3.19E.250 Property Development Standards

1. **Design:** Structural design and access for any use in the zone must maximize view opportunities and water orientation of uses. A public view of the waterfront shall be provided from the interior of the structure.
2. **Area:** No standard established, provided that the minimum property width and depth shall be 100 feet.
3. **Coverage:** The main building or buildings and accessory buildings shall not occupy in excess of 75 percent of the ground area.
4. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: Front yards will not be required except where specified setbacks are established for road widening purposes.

- b. Rear Yard: No structural improvements will be allowed within 10 feet of the center line of the alley.
 - c. External Shoreline: No structural improvements shall be allowed within 50 feet from the top of the bank. This setback is for the purpose of providing access for bank maintenance, emergency vehicles, and public recreation.
 - d. Internal Shoreline: No structural improvements shall be allowed within 20 feet from the top of the bank. This setback is for the purpose of providing access for bank maintenance, emergency vehicles, and public recreation.
 - e. Landscaping: If yards are created, they shall be planted and maintained.
 - f. Vision Clearance: Vision clearance for corner properties on streets with width of less than 66 feet shall be a minimum of 1 foot vision clearance for each foot of street width under 66 feet; provided that a vision clearance for more than 10 feet shall not be required. Said vision clearance shall be from the curb or walk level to a minimum height of 8 feet.
- 5. Height:** Maximum height of any structure shall be 35 feet.
- 6. Signs:**
- a. Moving or flashing signs are prohibited.
 - b. No sign shall project above the height of the tallest structure on the property.
 - c. Signs for uses other than on-site industrial activity shall be limited to a total area of fifty square feet.
 - d. Signs shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
- 7. Parking:** Off street parking shall be provided in accordance with Article 35.
- 8. Other** applicable standards of Article 36.