

## TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>1.1 Sutherlin Development Code</b>	<b>1-2</b>
<b>1.2 General Administration</b>	<b>1-2</b>
1.2.100 Interpretation of Purpose Sections	
1.2.110 Most Restrictive Regulations Apply	
1.2.120 Pre-Existing Approvals	
1.2.130 Building Permit and Certificate of Occupancy	
<b>1.3 Definitions</b>	<b>1-3</b>
<b>1.4 Enforcement</b>	<b>1-23</b>
1.4.100 Minimum Requirements	
1.4.110 Violations	
1.4.120 Penalty	
1.4.130 Complaints Regarding Violations	
1.4.140 Abatement of Violations	
1.4.150 Stop-Order Hearing	
<b>2.1 Zoning District Administration</b>	<b>2-3</b>
2.1.100 Classification of Zoning Districts	
2.1.110 Zoning District Map	
2.1.120 Determination of Zoning District Boundaries	
2.1.130 Accessory Uses and Structures	
<b>2.2 Residential Districts</b>	<b>2-5</b>
2.2.100 Purpose and Applicability	
2.2.110 Permitted Uses, Conditional Uses, and Structures	
2.2.120 Development Standards	
2.2.125 Garages and Carports	
<b>2.3 Commercial Districts</b>	<b>2-9</b>
2.3.100 Purpose and Applicability	
2.3.110 Permitted Uses, Conditional Uses, and Structures	
2.3.130 Development Standards	
2.3.135 Special Use Status for Single Family Residences	
<b>2.4 Public / Semi- Public District</b>	<b>2-13</b>
2.4.100 Purpose and Applicability	
2.4.110 Permitted Uses	
2.4.120 Accessory Uses and Structures	
2.4.130 Development Standards	

<b>2.45</b>	<b>Mixed Use District</b>	<b>2-15</b>
2.45.100	Purpose and Applicability	
2.45.110	Permitted Uses, Conditional Uses, and Structures	
2.45.120	Development Standards	
<b>2.5</b>	<b>Industrial Districts</b>	<b>2-17</b>
2.5.100	Purpose and Applicability	
2.5.110	Permitted Uses	
2.5.120	Development Standards	
2.5.125	Special Status for Single Family Residences	
<b>2.6</b>	<b>Forestry Resource (FR-20) District</b>	<b>2-21</b>
2.6.100	Purpose and Applicability	
2.6.110	Permitted Uses and Structures	
2.6.120	Conditional Uses and Structures	
2.6.130	Development Standards	
<b>2.7</b>	<b>Special Use Standards</b>	<b>2-23</b>
2.7.100	Accessory Dwellings	
2.7.110	Accessory Uses and Structures	
2.7.120	Bed and Breakfast	
2.7.130	Drive-Through Facilities	
2.7.140	Special Residences	
2.7.150	Home Occupation	
2.7.160	Manufactured Homes on Lots	
2.7.170	Manufactured Home Parks	
2.7.180	Residential Sales Office, Temporary	
2.7.190	Lighting	
2.7.200	Wireless Telecommunication Facilities	
2.7.210	RH Zone – Hillside Development Standards and Slopes over 12%	
2.7.220	Site Development, Excavation and Grading in all Zones	
2.7.230	Watercourse Protection	
2.7.240	Agriculture, Livestock	
<b>3.1</b>	<b>Design Standards Administration</b>	<b>3-2</b>
3.1.100	Applicability	
<b>3.2</b>	<b>Access and Circulation</b>	<b>3-2</b>
3.2.100	Purpose	
3.2.110	Vehicular Access and Circulation	
3.2.120	Pedestrian Access and Circulation	
<b>3.3</b>	<b>Parking Area Screening, Landscaping, Street Trees, Fences and Walls</b>	<b>3-17</b>
3.3.100	Purpose	
3.3.110	Parking Area Landscaping and Buffering	
3.3.120	Landscape Area Credit/Preservation	

3.3.130	Street Trees	
3.3.140	Fences and Walls	
3.3.150	Fences and Walls in the Industrial Zones	
<b>3.4</b>	<b>Vehicle and Bicycle Parking</b>	<b>3-24</b>
3.4.100	Purpose	
3.4.110	Applicability	
3.4.120	Automobile Parking Standards	
3.4.130	Bicycle Parking Standards	
<b>3.5</b>	<b>Infrastructure Standards</b>	<b>3-32</b>
3.5.100	Purpose and Applicability	
3.5.110	Transportation Standards	
3.5.120	Public Use Areas	
3.5.130	Sanitary Sewer and Water Service Improvements	
3.5.140	Storm Drainage	
3.5.150	Utilities	
3.5.160	Easements	
3.5.170	Construction Plan Approval and Assurances	
3.5.180	Installation	
<b>3.6</b>	<b>Reserved</b>	
<b>3.7</b>	<b>Signs</b>	<b>3-54</b>
<b>3.8</b>	<b>Wetlands and Floodplains [reserved]</b>	
<b>4.1</b>	<b>Administration of Land Use and Development Permits</b>	<b>4-4</b>
4.1.100	Introduction	
4.1.110	Exclusions from Land Use Review	
<b>4.2</b>	<b>Types of Applications and Review Procedures</b>	<b>4-4</b>
4.2.100	Purpose	
4.2.110	Description of Permit Procedures	
4.2.115	Exceptions to Tables 4.2.110	
4.2.120	Type I Procedure.	
4.2.130	Type II Procedure.	
4.2.140	Type III Procedure	
4.2.150	Type IV Procedure	
4.2.160	General Provisions	
4.2.170	Special Procedures	
<b>4.3</b>	<b>Development Review and Site Plan Review</b>	<b>4-31</b>
4.3.100	Purpose	
4.3.110	Applicability	
4.3.120	Development Review Approval Criteria	
4.3.130	Site Plan Review – General Requirements	

4.3.140	Site Plan Review – Application Submission Requirement	
4.3.150	Site Plan Review Approval Criteria	
4.3.160	Bonding and Assurances	
4.3.170	Development in Accordance with Permit Approval	
<b>4.4</b>	<b>Land Divisions and Property Line Adjustments</b>	<b>4-38</b>
4.4.100	Purpose	
4.4.110	General Provisions	
4.4.120	Approval Procedures	
4.4.130	Subdivision Tentative Plan Application Requirements	
4.4.140	Approval Criteria – Tentative Plan	
4.4.150	Variances Authorized	
4.4.160	Final Plat Submission Requirements and Approval Criteria	
4.4.170	Public Improvements Approval	
4.4.180	Performance Guarantee	
4.4.190	Filing and Recording	
4.4.200	Partition Tentative Plan Application Requirements	
4.4.210	Approval Criteria – Tentative Plan	
4.4.220	Variances Authorized	
4.4.230	Final Plat Submission Requirements and Approval Criteria	
4.4.240	Public Improvements Approval	
4.4.250	Performance Guarantee	
4.4.260	Filing and Recording	
4.4.270	Replatting and Vacation of Plats	
4.4.280	Property Line Adjustments	
<b>4.5</b>	<b>Conditional Use Permits</b>	<b>4-53</b>
4.5.100	Purpose	
4.5.110	Approval Procedure	
4.5.120	Application Requirements	
4.5.130	Criteria, Standards and Conditions of Approval	
4.5.140	Additional Development Standards for Conditional Uses	
<b>4.6</b>	<b>Planned Unit Developments</b>	<b>4-55</b>
4.6.100	Purpose	
4.6.110	Applicability	
4.6.120	Review and Approvals Process	
4.6.130	Allowed Uses	
4.6.140	Applicability of Zoning District Standards (Chapter 2)	
4.6.150	Applicability of Design Standards (Chapter 3)	
4.6.160	Concept Plan Application	
4.6.170	Concept Plan Approval Criteria	
4.6.180	Administrative Procedures	
4.6.190	Detailed Development Plan Application Requirements	
4.6.200	Detailed Development Plan Approval Criteria	
4.6.210	Land Division, Development Review, Site Plan Review and	

## Building Permit Approvals

<b>4.7</b>	<b>Modifications to Approved Plans and Conditions of Approval</b>	<b>4-59</b>
4.7.100	Purpose	
4.7.110	Applicability	
4.7.120	Major Modifications	
4.7.130	Minor Modifications	
<b>4.8</b>	<b>Zoning District Map Amendments</b>	<b>4-61</b>
4.8.100	Purpose	
4.8.110	Approval Procedures	
<b>4.9</b>	<b>Code Interpretations</b>	<b>4-61</b>
4.9.100	Purpose	
4.9.110	Code Interpretation Procedure	
<b>4.10</b>	<b>Miscellaneous Permits</b>	<b>4-62</b>
4.10.100	Temporary Use Permits	
4.10.110	Temporary Manufactured Dwelling Medical Hardship Permits	
<b>4.11</b>	<b>Amendments to the Sutherlin Development Code and Land Use Plan</b>	<b>4-65</b>
4.11.100	Purpose and Applicability	
4.11.110	Approval Procedures	
<b>5.1</b>	<b>Introduction</b>	<b>5-2</b>
<b>5.2</b>	<b>Variances</b>	<b>5-2</b>
5.2.100	Purpose	
5.2.110	Class A Variance	
5.2.120	Class B Variance	
5.2.130	Class C Variance	
5.2.140	Variance Application and Appeals	
<b>5.3</b>	<b>Non-Conforming Uses and Development</b>	<b>5-6</b>
5.3.100	Non-Conforming Uses	
5.3.110	Non-Conforming Development	
5.3.100	Non-Conforming Uses	