

*Proposed language is *italicized*.

Chapter 17.76

SHORELAND OVERLAY (SO) ZONE

Sections:

17.76.010 Purpose.

17.76.020 Permitted uses and activities.

17.76.030 Conditional uses and activities.

17.76.040 Correspondence with underlying zone.

17.76.050 Special provisions.

17.76.060 Supplemental provisions for estuarine and shoreland uses/activities-- pre-application conference.

17.76.070 Notification of public agencies.

17.76.080 Information to be provided.

17.76.090 Resource capabilities test.

17.76.100 Dredge, fill, or other significant reductions or degradations.

17.76.110 Impact assessment.

17.76.120 Coordination with Division of State Lands (DSL) state/federal waterway permit reviews.

17.76.130 Shoreland uses/activities matrix.

17.76.140 *Public Access*

17.76.140 Public Access.

Public Access points, as identified in the Comprehensive Plan, "Map Name Here", shall be developed, maintained or improved as required by Public Access Policy T. As applicable, the following provisions may apply to both permitted and conditional uses in the zone:

- 1. Existing public access to coastal shorelands shall be retained or replaced if sold, exchanged, or transferred. Rights-of-way may be vacated to permit redevelopment provided public access across the affected site is maintained.*
- 2. New access sites must have easements or access agreements in place prior to city approval.*
- 3. The development or improvement of public access sites shall be designed to include accessible and equitable access features with the intent to meet and exceed ADA standards.*
- 4. Shore and beachfront protective structures shall ensure that public beach access is maintained and not impeded by development.*
- 5. Unless public access is deemed unsafe, or public access would damage cultural or environmental resources, structural shoreland stabilization permits must not restrict any existing public access sites, as identified in the Comprehensive Plan.*
- 6. Structural shoreline stabilization projects that abut street ends and other public rights-of-way shall incorporate improvements that protect or improve public access.*

7. *New public or commercial development shall dedicate easements for public access, as required by Public Access Policy T.*
8. *Prior to the dedication or development of new public access points, the City will coordinate with the following public agencies to determine if there are any impacts to cultural and environmental resources along coastal shorelands:*
 - *Coquille Indian Tribe*
 - *USFW*
 - *ODF*
9. *In the design of fill projects, new port marina facilities, excavation projects, or development of waterfront areas, new public access to the estuary shall be mandatory to the extent compatible with the proposed use.*
10. *Individual docks or piers shall be allowed by a Type II process, after finding that the proposed request meets the standards listed in Public Access Policy T.*