

ARTICLE 19D

(WOCT) Water-Oriented Tourist Commercial

SECTION 3.19D.000 Purpose

The Water-Oriented Tourist Commercial designation is intended to provide areas for the orderly and attractive development of selected tourist commercial uses which enhance and are enhanced by, and provide public access to, waterfront area amenities including views. This designation is applied to waterfront area locations which are proximate to tourist commercial areas and recreation amenities within the Committed Shorelands Areas of the Winchester Bay, for which a Goal 2, Part II Exception has been taken.

SECTION 3.19D.050 Permitted Uses

In the (WOCT) 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. Bait and tackle shop.
3. Maintenance and rehabilitation of existing structures.
4. Gift or specialty shop.
5. Public waterfront access.
6. Research and education observation.
7. Utilities.
8. Retail markets for marine/estuarine products.
9. Antique shop.
10. Boat charter and rental, including fishing equipment.
11. Book store.
12. Delicatessen.
13. Handicraft shop.
14. Novelties and curios shop.

15. Photograph or Art gallery.
16. Restaurant.
17. Pottery sales.
18. Museum
19. Manufacture of handicraft goods for sale on premises only; such as wooden wares, pottery, tile and seashell wares.
20. Riprap on banks above mean high high water.

SECTION 3.19D.150 Buildings and Uses Permitted Conditionally

In the (WOCT) 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 §3.19D.200 and 3.19D.250 and in Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. Flood and erosion prevention structures.
2. Uses not listed as permitted but similar to permitted uses and shown by their design, use, and character to be Water-Oriented Tourist Commercial by the applicant.
3. Signs which do not conform to the requirements of §3.19D.250.6.

SECTION 3.19D.200 Standards and Criteria

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

1. Uses not listed as permissible may be allowed upon a demonstration by the applicant that the uses are in fact Water-Oriented Tourist Commercial and are consistent with the purpose of this article.
2. 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 Division 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 be submitted, the Approving Authority shall condition approval on such compliance.

SECTION 3.19D.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. All structures shall have a public entrance on the waterfront side of the structure.
 - b. 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 50 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:**
 - a. Front Yard: Front yards will not be required except where specified setbacks are established for road widening purposes.
 - b. Side Yard: Side yards will not be required. However, if side yards are created, they shall be a minimum of 3 feet wide.
 - c. Rear Yard: No structural improvements will be allowed within 10 feet of the center line of the alley.
 - d. Shoreline: No structural improvements will be allowed within 20 feet from the top of the spit bank. This setback is for the purpose of providing public access to the shoreline and to water-oriented views.
 - 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 15 feet.
6. **Signs:**
 - a. No sign shall have a total area of more than 50 square feet.
 - b. Moving or flashing signs are prohibited.

- c. No sign shall project above the height of the tallest structure on the property.

7. Parking: Off street parking shall be provided in accordance with Article 35.