PLANNING CLEARANCE REQUIREMENTS

The Planning Department must approve most construction projects by authorizing a “Planning Clearance” prior to Curry County processing and issuing a Building Permit. Before you submit your Planning Clearance application, check with the Planning Department by calling 541-332-3681 or visit us at 555 W 20th Street in Port Orford. Our hours are Monday through Friday from 7:30 AM to 4:30 PM.

Your Planning Clearance application will include an application form, an $91.00 application fee, and three copies of a Site Plan, floor plans and elevations or three copies of the building plans that will be used to submit a building permit to the Curry County Building Department. Also required will be a completed Coos-Curry Electric Coop authorization form, Port Orford Fire Depart Authorization form, and Erosion control form, and information on how you access water to your property. Your plans must include the following:

A Site Plan that identifies:

- Your project street address
- Assessor map and tax lot numbers
- North arrow
- Names of adjacent streets
- Lot dimensions and approximate square footage
- Access/Driveway locations
- Existing structural development (house, shed, accessory structures) with dimensions and distances to property lines and other development.

A Floor plan that identifies each room of the structure, including locations of closets, wet bars, windows. Elevations of the building, including front, rear and side views. Doors and windows are to be shown on each elevation.

NOTE: If your project is a single family home or commercial structure, after you receive your Planning Clearance, the Curry County Building Department will require preparation of the plans by a licensed engineer or architect. You may use these plans when submitting your planning clearance application, but the plans must include all the information noted above.

If you have questions when preparing your Planning Clearance application, notify Port Orford Planner, Patty Clark, at 541-332-3681.
DEVELOPMENT APPLICATION AND REVIEW PROCESS

1. **APPLICANT SUBMITS APPLICATION.**
   Applicant submits completed planning clearance application, erosion control application and if required, an erosion control plan, plot plan, application fee and any other required information.

2. **PORT ORFORD PLANNER REVIEWS APPLICATION AT THE COUNTER AND CHECKS TO SEE IF ALL REQUIRED INFORMATION IS SUBMITTED.**
   If all required information is submitted, the application and all required materials are date stamped received.

3. **PORT ORFORD PLANNER REVIEWS THE APPLICATION & GOES THROUGH THE APPLICATION CHECKLIST IDENTIFYING COMPLIANCE OR NON COMPLIANCE.**
   If the application material shows non-compliance, the applicant is notified of deficiencies in the application. If the Plot plan indicates information that is non-compliant, the applicant will be required to re-draw the plans to show compliance prior to the Planning Clearance approval.

4. **UPON PLANNING CLEARANCE APPROVAL – PORT ORFORD PLANNER WILL:**
   Date stamp approval of each page of the Planning Clearance and project plans.
   Scan and email a copy of the Planning Clearance and all related conditions to the Curry County Building Department.
   Retain a copy of the Planning Clearance and project plans for the Port Orford Planning Department.
   Give two copies of the Planning Clearance and two copies of the plans to the applicant.

5. **UPON PLANNING CLEARANCE APPROVAL – APPLICANT WILL:**
   Submit the Planning Clearance to the Curry County Building Department.
CURRY COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING CLEARANCE APPLICATION REQUIREMENTS

The Planning Department must approve most construction projects prior to issuance of any Building, Sanitation, or Erosion permits. Before submitting your applications, please check with the planning department at 541-247-3284 for zoning/land-uses.

1. PLOT PLAN – Please draw the plot plan to a suitable scale on an 8½ by 11 sheet of paper. Include the items listed below:

   Existing and proposed structures and driveways

   Measured distance between structures and property lines

   Property lines and all easements

   Existing & proposed wells, springs, streams and rivers

   Existing and proposed septic systems – include tank, drain-field and repair areas

   Any distinctive topographic features including existing or proposed cuts & fill

   Existing and proposed adjacent roads and highways

   **Note:** Failure to provide an accurate plot plan may result in a delay of your proposed project

2. Mandatory Erosion Control Application:

   The mandatory erosion control application form is required and must be completed, signed and dated, even if all answers are no.

   If you have any questions when filling out the planning clearance form, please call 541.247.3304.
## List of Requirements for Plan Documents

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2 Complete Sets of Legible Plans.</strong></td>
<td>Must be drawn to scale, showing conformance to the applicable local and state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident.</td>
</tr>
<tr>
<td><strong>Site/Plot Plan</strong></td>
<td>The plan must show: lot and building setback dimensions; property corner elevations (if there is more than 4' elevation differential, the site plan must show contour lines at 2' intervals for a distance away from the building necessary to show compliance with OTFDC Sec. 401); location of easements and driveway, footprint of structure (including decks), location of wells/septic systems, utility locations, any known fill sites or landslide hazard areas, North direction indicator, lot area, impervious area, existing structures on site, and surface drainage.</td>
</tr>
<tr>
<td><strong>Foundation Plan and Cross Section.</strong></td>
<td>Show footing and foundation dimensions, anchor bolts, any hold-downs and reinforcing steel, construction details, foundation vent size and location, soil type, and ground-floor elevation. Also show location of each storm drain, sanitary sewer, and water service connection.</td>
</tr>
<tr>
<td><strong>Floor Plans.</strong></td>
<td>Show for each floor, including basements, all dimensions, room identification, door and window sizes and locations, stairs, location of smoke detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks 30&quot; above grade, etc.</td>
</tr>
<tr>
<td><strong>Cross Section(s) and Details.</strong></td>
<td>Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, and roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundations, stairs, insulation, fireplace construction, thermal insulation, etc.</td>
</tr>
<tr>
<td><strong>Elevation Views.</strong></td>
<td>Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4' at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.</td>
</tr>
<tr>
<td><strong>Wall Bracing (Prescriptive Path) and/or Lateral Analysis Plans.</strong></td>
<td>Building plans must show construction details and locations of exterior and interior lateral brace panels; for non-prescriptive path analysis provide specifications and calculations to engineering standards.</td>
</tr>
<tr>
<td><strong>Floor/Roof Framing Plans.</strong></td>
<td>Required for all floor/roof assemblies indicating member sizing, spacing, bearing locations, nailing and connection details. Also show location of attic ventilation.</td>
</tr>
<tr>
<td><strong>Beam Calculations.</strong></td>
<td>Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or any beam/joist carrying a non-uniform load.</td>
</tr>
<tr>
<td><strong>Roof Truss and Manufactured Floor Member Details.</strong></td>
<td>Show, if applicable, manufactured truss and floor joist layout. Truss calculations must be turned in before building permits are issued.</td>
</tr>
<tr>
<td><strong>Electrical Plans.</strong></td>
<td>Required when house is over 10,000 sq. ft. and/or panel is more than 400 Amps. This consists of load calculations and line drawing of service.</td>
</tr>
<tr>
<td><strong>Paved Driveway, Sidewalk, and Culvert.</strong></td>
<td>If applicable, include location, width, and other specifications as required. Collector or arterial street access requires a turn-around driveway</td>
</tr>
</tbody>
</table>
**Flood-Plain Information.**

Buildings shall not be constructed within the floodway of 100-year flood zones. Structures may be constructed within the 100-year flood plain if the finished floor and all electrical and mechanical systems are not less than one (1) foot above the base flood elevation. For flood plain map information, please check with the Planning Department.

**Energy Code Compliance.**

Identify the prescriptive path or provide calculations.

**Engineer's Calculations.**

When required or provided, (i.e., foundation, shear wall, roof truss, retaining walls exceeding 4', etc.) shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.
PC FEE: CURRY COUNTY - $250.00

PLANNING CLEARANCE FORM
Planning/Building
Curry County Community Development
94235 Moore Street, Suite 113
Gold Beach, OR 97444
Phone 541-247-3304 Fax 541-247-4579

☐ COUNTY

Applicant: read and complete items 1-8.

1. PLANNING CLEARANCE FOR: (check applicable items)
   ☐ Sewage Disposal Permit/Authorization Notice
   ☐ Manufactured Home Permit Year _____ Bedrooms _______
   ☐ Width of Manf. Home at base ______ feet
   ☐ Pre-Fab New ______
   ☐ Building Permit COMM. SFD #Bedrooms ______
   Type and Size:
   ☐ Letter of approval signed by Deputy State Fire
   Marshal (Required for Commercial)

CONTRACTOR INFORMATION
   Owner Built
   Contractor Name: ___________________ Reg. #:
   Manf. Home Installer: _____________ Reg #:

$200.00 ADDITIONAL FEE FOR NEW RURAL ADDRESS
New Rural Address = Address # __________________
Replacement Plate = $40.00

2. EXISTING DEVELOPMENT:
   ☐ Dwellings (stick built) how many? ______
   ☐ Mobile Homes how many? ______
   ☐ Other Buildings how many? ______

3. WATER SOURCE:
   ☐ Well ☐ Spring ☐ Other:_____________________
If on Well / Spring:
   • Attach Well Log or Water Right documentation.
If in a Water District:
   • Verification (from an authorized district representative)
     is required prior to submission of this clearance form.

SIGNATURE OF WATER DISTRICT REPRESENTATIVE

Farmland Special Assessment
Signature of County Assessor

Forestland Special Assessment
Signature of County Assessor

3A. SANITARY DISTRICTS:

SIGNATURE OF WEDDERBURN, HARBOR, PORT ORFORD or
GOLD BEACH SANITARY REPRESENTATIVE.

SIGNATURE OF CITY OF BROOKINGS

3C. COOS-CURRY / BANDON ELECTRIC COORDINATION
   This form must be signed off and turned in when the Permit
   is applied for. See Attachment

4. PROPERTY DESCRIPTION:
   Assessor Map # ___________________ Tax Lot# ____________
   Acreage ______ Street address or location: _______________

5. PROPERTY OWNER INFORMATION:
   Property Owner: __________________________
   Mailing Address: __________________________
   City _______ St. _______ Zip _______ Phone# __________

6. ACCESS:
   Does property access a county or state road? ☐ Yes ☐ No
   If YES, do you have an access permit? ☐ Yes ☐ No
   State or County permit # _____________________________
   If NO, an access permit from the county or state (contact appropriate
   agency depending on whether it is a state or county road) will be required
   before this form can be processed. County Rd. Dept. 541-247-7097

7. PLOT PLAN/EROSION CONTROL PLAN
   An accurate plot plan and Erosion control plan is required for processing
   of this permit clearance. Please draw an accurate plot plan on the reverse side,
   and fill out and sign the enclosed erosion control plan.

8. APPLICANT SIGNATURE:
   By my signature, I certify that I am the owner, or have the owner’s consent
to apply for a permit on the above referenced property and by my signature
I also certify that the information provided by me is correct and hereby
grant the staff of the Curry County Dept of Public Services permission to
enter this property for purposes of this application.

Name ______________________________
Signature ____________________________
Mailing address _______________________
City ___________________ ST ZIP PH ____________

Date: _________________________________

Note: This form is intended for county staff use in processing
development permits and does NOT constitute a permit. Approval of
this form authorizes only WHAT IS APPLIED for under NO. 1 at the time
it is filed. Building plans MUST be turned in within one year of the
Planning Department’s approval, or Planning Clearance and fees will
need to be re-submitted.

e-mail address: ________________________
Land Use Zone: ________________

Property Line Setbacks:

- Harbor Bench Farm District Setback
- 35 feet from the center of all roads OR 10 feet from any property line adjacent to a road—which ever is greater
- Vision clearance
- No requirement

SIDE:

- 5 feet from property line for structures 15' and under
- For structures exceeding 15'—add 6 inches (1 3/4 foot) for every foot over 15' height TOTAL SETBACK __________
- No requirement

BACK:

- 5 feet from property line for structures 15' and under
- For structures exceeding 15'—add 6 inches (1 3/4 foot) for every foot over 15' height TOTAL SETBACK __________
- No requirement

NOTE: Eaves, gutters, sunshades, and other similar architectural features may not project into required setbacks more than two (2) feet

Off Street Parking:

- # of 9' x 18' parking spaces required
- parking lot plan required
- No requirement

Structure Height:

- 33' maximum
- 45' maximum
- Airport Overlay Zone requires __________ feet
- No requirement

Lot Origin and Previous Land Use Action:

- Pre-existing
- Land use approved

Previous Land Use Actions:

** No REMOVAL OR DISTURBANCE of Riparian Vegetation within:

- 50 feet
- 75 feet
- of any streams, rivers, or lakes per county Riparian Buffer Overlay Zone requirements

Fire Break:

- A firebreak of __________ feet must be maintained around all proposed structures
- No requirement

Special Requirements or Considerations:

- 100 year flood plain
- FIRM or Floodway Panel# __________
- Geologic Hazard as identified on DOGAMI maps
- Wetland or potential wetland as identified by Wetland Inventory Maps: Map# __________
- Scenic Waterway
- USFS approval __________ ODPR approval __________
- Historic structure/cultural site/historic-archeological overlay

CONDITIONS OF APPROVAL:

The above proposal has been reviewed and found compatible with the applicable LCDC Acknowledged Plan; provided the above referenced standards are maintained at the time of construction

County Planning Staff Reviewer:

Signature

Title __________________________ Date __________

City Planning Staff Reviewer (If required):

- Outside Urban Growth Boundary
- Inside Urban Growth Boundary, outside city limits
- Inside city limits

Signature

Title __________________________ Date __________

Sanitarian Reviewer:

- Permit # __________________________ Authorization Notice# __________
- System approved
- System denied

Comments:

Signature

Title __________________________ Date __________
**EPSC SITE PLAN REQUIREMENTS**

- All property lines and adjacent roadways
- Location of all existing and proposed buildings
- Location of proposed or existing on-site septic areas
- Location of all natural and artificial water features (rivers, streams, drainage, wetlands, etc)
- Location of access road or driveway
- Location and area of site disturbance associated with your project
- Direction of slopes on site; sectors within the area of land disturbance shall be labeled in ranges:
  - Less than 15% slope
  - 15% to 20% slope
  - 20% or greater slope (SEE EXAMPLE BELOW FOR ASSISTANCE)

- Existing (pre-development) drainage pattern
- Location of proposed erosion control measures:
  - Access points: (construction entrance, existing paved driveway or access protected with alternative measures such as wood chips, plywood, etc)
  - Perimeter containment measures: (sediment fence, compost filter berm, existing structures, etc)
  - Inlet protection if located in an area with storm drainage system
  - Riparian protection
- Stockpile or staging areas of disturbed material
- North arrow
- Scale (1" = X') of site plan—please use even scale numbers such as: 10', 20' 50' or 100' use engineering scale NOT architectural

**Visual Examples of Slope**

- 5% - 20:1 - 3°

- 15% - 7:1 - 8°

- 30% - 3.3:1 - 17°

- 50% - 2:1 - 27°

---

If you have questions regarding completing this form correctly, please contact the Curry County Planning Department at 541-247-3304.
EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN REVIEW
APPLICATION

PROPERTY OWNER INFO: NAME: PHONE:

RESPONSIBLE PARTY FOR INSTALLATION & MAINTENANCE OF EROSION CONTROL MEASURES:
NAME: PHONE:
ADDRESS:
ACREAGE:
CITY/STATE/ZIP:

PROPERTY DESCRIPTION: ASSESSOR MAP/TAXLOT:

PROPOSED DEVELOPMENT:

☐ SFD  ☐ COMMERCIAL  ☐ MULTIFAMILY  ☐ LAND DIVISION  ☐ SITE WORK ONLY

1. WILL 800 SQUARE FEET OR MORE OF SOIL SURFACE BE DISTURBED? YES ☐ NO ☐

2. WILL 2,000 SQUARE FEET OF IMPERVIOUS SURFACE BE CREATED? YES ☐ NO ☐
(IMPERVIOUS MEANS WATER CAN’T GET THROUGH IT TO THE GROUND—LIKE PAVEMENT, CONCRETE, ROOFS OR BUILDINGS—WATER THEN SHEETS OFF OF THESE SURFACES)

3. WILL IMPERVIOUS SURFACES COVER MORE THAN 25% OF THE LOT AREA? YES ☐ NO ☐
WHICH IS LESS: THE 2,000 SQ FT OR THE 25% COVERAGE?: CIRCLE ONE

IF YOU ANSWERED YES TO ANY OF THE 3 QUESTIONS ABOVE YOU MUST SUBMIT A EPSC PLAN SEE BELOW:

PLEASE SUBMIT THE FOLLOWING ITEMS FOR EPSC PLAN REVIEW:

1. DETAILED SITE PLAN-REQUIRED ELEMENTS ON THE BACK OF THIS FORM

2. BEST MANAGEMENT PRACTICES (BMP’S) TO BE UTILIZED TO PREVENT EROSION—SUCH AS STRAW BALES, SILT FENCES, SEEDING/SODDING, GRAVELING EXPOSED AREAS ETC

3. STRATEGY TO MINIMIZE THE REMOVAL OF VEGETATION COVER, PARTICULARLY TREE COVER

APPLICANT CERTIFICATION: I hereby affirm, under penalty for perjury, that I am the owner or authorized representative of the owner and have full authority and responsibility to execute this erosion control application. I agree to abide by the requirements of the approved erosion control plan and/or the erosion control ordinances to the best of my ability. I am the party responsible for erecting and maintaining the erosion control best management practices (BMP) on this site until such time as the final occupancy permit is obtained or until a follow up permit is issued to another party. I understand that representatives of Curry County may enter the site to inspect the BMP’s installed and that because of the uncertainty of construction practice, weather, topography and/or other conditions they may require additional practices beyond those shown on the approved plan to be installed.

Signature of Applicant: Date

Revised 12/28/11 pg 2 of 3

TURN OVER TO COMPLETE
SITE PLAN WORKSHEET
Please prepare a complete site plan. An incomplete site plan will delay review of your project.

NORTH ARROW:
(WHICH DIRECTION)

SCALE:
BAD SITE PLAN
MINIMUM SITE PLAN REQUIREMENTS

Property owner(s) name(s)  North arrow
Exterior property lines  Existing easements and their purpose
Existing structures  Assessor Map and tax lot number
Driveways or accessways  Proposed structures
Streets, roads, highways adjacent to property  Septic system and drainfields

EXCAVATION CONTROL NOTES
Gravel construction entrance & Orange fencing will be installed as first site activity
During wet weather drainage and disturbed soil above or at proposed building elevation will be covered with plastic sheeting or 3 layers of asphalt
Exposed areas will be seeded no later than Sept 1

ASSessor MAP # 3614-210
TAX LOT #6060
0.5 ACRE
City of Port Orford
555 W. 20th St, PO Box 310, Port Orford, OR 97465. 541.332.3681 or 877.281.5307 FX
PLANNING CLEARANCE APPLICATION

Date Received: ___________________ Planning Clearance Date: ___________________

Project Address:____________________ Assessor’s Parcel No. ______-_____-_____

Project Description, including all accessory uses and/or structures.

___ Residential ______ Commercial Parcel Zone _____________

___ Required: Three copies of a Site Plan, floor plans and elevations (requirements attached) or three copies of the building plans that will be used to submit a building permit to the Curry County Building Department.

___ Required Coos-Curry Electric Coop authorizing power. Blank form is attached.

___ Port Orford Fire Dept Authorization form. Blank form is attached.

___ Erosion control form and plan if required. $___ Planning Clearance fee

___ Identification of how water is made available to the property.

This application will not be accepted without the required information and $___ application fee.

Applicant/Agent or Contractor Name ______________________________________________________

Mailing Address: _______________________________________________________________________

City, State and Zip Code_________________________________________________________________

Phone: ___________________ Fax: _______________ Email: ________________________________

Property Owner: ____________________________________________________________

Mailing Address including City, State and Zip code: ________________________________

Phone: ___________________ Fax: _______________ Email: ________________________________

APPLICANT/OWNER CERTIFICATION: I certify that I am the owner, or have the owner’s consent/authorization to apply for a permit(s) on the above referenced property. By my signature I certify that the information provided herein is correct and all the provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I acknowledge that granting of a permit by the City does not authorize or presume to give authority to me to violate or cancel the provisions of any other local, state, or federal laws that may be applicable to this development proposal. Additionally, by signing this application form I acknowledge that I am granting the City of Port Orford staff or their agent(s) authorization to enter onto the subject property for the purposes related to this application proposal.

SIGNATURE OF OWNER(S) OF THE PROPERTY REQUIRED

Owner Signature ______________________________________ Date ______________________

# CITY OF PORT ORFORD PLANNING CLEARANCE CHART

## Battle Rock Mixed Use Zone (10-MU)

<table>
<thead>
<tr>
<th>Item</th>
<th>Permitted or /Required Code reference</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outright permitted Land Uses</strong></td>
<td>17.12.090(b) 1. Single-family dwelling or duplex; 2. Manufactured home, in accordance with Section 17.16.040; 3. Multiple-family dwellings; 4. Home occupations; 5. Hotel, motel or other lodging; 6. Restaurants; 7. Club or lodge hall; 8. Emergency care facilities, medical or dental clinic; 9. Retail use, professional office or service use, including galleries; 10. Light manufacturing; 11. Park playground, fire station, library or museum; 12. Childcare facility; 13. Residential care home or residential care facility.¹</td>
<td></td>
</tr>
<tr>
<td><strong>Other Applicable Use Standards.</strong></td>
<td>17.12.090(d) 1. Outdoor sales and/or service areas over 200 square feet in size are not permitted in this zone, except for restaurants, farmers markets, plant nurseries, sculpture gardens. 2. Outdoor storage areas will be enclosed and screened from view by suitable hedges, fencing or walls and will not exceed 200 square feet in size. 3. Indoor storage will not be the principal use of property.</td>
<td></td>
</tr>
<tr>
<td><strong>Manufactured Home</strong></td>
<td>17.16.040 A. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand (1,000) square feet. B. The manufactured home shall have the hitch, wheels and axles removed and be placed on an excavated and backfilled foundation and encased at the perimeter such that the manufactured home is not more than twelve (12) inches above grade. C. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings. D. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code. Evidence demonstrating that the manufactured home meets</td>
<td></td>
</tr>
</tbody>
</table>

¹ Any permitted use where building footprint exceeds 6,000 square feet, shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.

¹⁵ Any permitted use where building length exceeds 125 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.
# CITY OF PORT ORFORD PLANNING CLEARANCE CHART

## Battle Rock Mixed Use Zone (10-MU)

<table>
<thead>
<tr>
<th>Item</th>
<th>Permitted or /Required Code reference</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&quot;Super Good Cents&quot; energy efficiency standards is deemed to satisfy the external thermal envelope certification requirement.</td>
<td></td>
</tr>
</tbody>
</table>
| Water Source | well  
| | spring  
| | City water  
| | if a well or a spring is to be utilized, documentation of water source and quality is to be provided. |           |

Connection to City water and/or sewer? Must comply with Zoning Ordinance sections 17.10.010(D) for 1-R property and 17.10.020(D) for 2-R property.

### Setbacks

(17.10.010(F) for 1-R zone and 17.10.121(F) for 2-R zone and 17.12.080(E) for Shoreland Overlay zone)

| Front | 0' |
| Side | 0' |
| Rear | 0' |

### Riparian Setback

Except as necessary for water-dependent uses, all developmental mineral extraction activities shall be set back fifty (50) feet from the stream bank of all perennial streams to protect riparian vegetation as identified in the comprehensive plan. A lesser distance may be approved based on a specific site investigation as part of the permit application process and concurrence with the lesser distance by the Oregon Department of Fish and Wildlife and Division of State Lands.

### Exceptions to setbacks 17.20.101

Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and similar architectural features may project into a required yard not more than two feet. Roadside stands, fences, hedges, walls and signs may be located within a required yard.

### Height 17.12.090(H)

Except as provided in Section 17.20.050 in a 10-MU zone, no building shall exceed thirty-five (35) feet in height.

### Exceptions to height 17.20.050

The following type of structure or structural parts are not subject to the building height limitations of this title: chimney, tank, church spire, belfry, dome, monument, fire and hose towers, observation tower, mast, aerial, cooling tower, elevator shaft, transmission tower, smokestack, flagpole, radio or television towers, and other similar projections.

### Design standards 17.12.090(E)

All new structures and substantial improvements in a 10-MU zone shall conform to the following design standards:

1. **Building Size.** Any building more than 125 feet in length, or exceeding 35 feet in height or with a footprint greater than 6,000 square feet shall be considered a large structure requiring site plan review in compliance with standards set forth in Chapter 17.33.

2. **Building Articulation.** All new commercial structures shall utilize at least six of the following design features; all new residential structures shall utilize three:
   - Dormers.
   - Recessed entries.
   - Cupolas or tower.
   - Bay or bow windows.
   - Attached garage.
   - Roof with a pitch greater than nominal 3/12.
   - Offsets on building face or roof that are a minimum of twelve (12) inches.
   - Covered porch entry.
   - Pillars or posts.
   - Eaves that are a minimum of six (6) inches.
   - Roof of tile, composition, shake, standing seam metal, or other
<table>
<thead>
<tr>
<th>Item</th>
<th>Permitted or /Required Code reference</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>metal roofing simulating traditional roofing materials such as slate and tiles.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>l. Horizontal lap siding.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>m. Shingle siding.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>n. Parapets.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>o. Other design features may be considered subject to approval by the City's designated design specialist, the City Planning Commission, or the City Council as applicable to the approval process.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. <strong>Highway 101 Ground Floor Façade</strong>. All new structures and substantial improvements, fronting Highway 101, shall provide at least 25% of the ground floor façade facing the highway with windows or building entrances.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. <strong>Off-Street Parking for Properties with Frontage on Highway 101 and for New Commercial Structures throughout the Battle Rock Mixed Use Zone (10-MU)</strong>. All off-street parking areas shall be located behind, under, or to the side of a building, and shall incorporate a landscaped buffer from adjacent property as well as from any sidewalk abutting the parking area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. <strong>Mechanical Equipment</strong>. All mechanical equipment shall be concealed from view of public streets and neighboring properties.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6. <strong>Landscaping</strong>. All new structures and substantial improvements shall have lot design to conform to the following landscaping requirements:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. All areas abutting a street that are not occupied by structures or driveway shall be landscaped or provide public space such as walking path, sidewalk, or bench area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Lots with footprint area for new structure or combined new structures exceeding 3,000 square feet shall provide landscaping coverage for at least 5% of lot area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7. <strong>Drive-Through/Drive-In Facilities</strong>. Drive-through/drive-in facilities shall conform to the following placement standards:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. The drive-through/drive-in use shall orient to an alley, driveway, or interior parking area, and not a street;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. The drive-through/drive-in facilities shall not be located within twenty (20) feet of a street and shall not be oriented to a street corner;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Drive-through/drive-in queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8. <strong>Manufactured Home Park</strong>. When manufactured homes within the manufactured home park are oriented with their back or side yards facing a public right-of-way, the Planning Commission may require installation of fencing and planting of a ten (10)-foot wide landscape buffer between the right-of-way and the manufactured home park for the privacy and security of residents and the aesthetics of the streetscape.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Commercial-Residential Overlay (CRO)</strong>. The CRO is intended to combine residential household living with public and commercial services at an appropriate neighborhood scale.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) New commercial structures shall be a maximum of 1,750 sq. ft.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) Commercial conversions and remodels shall have a maximum of 1,750 sq. ft. designated for commercial use.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) Except as provided in Sections 17.20.010 and 17.20.020, in the CRO setbacks shall be as follows:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) The front yard shall be a minimum of ten feet.</td>
<td></td>
</tr>
</tbody>
</table>
## CITY OF PORT ORFORD PLANNING CLEARANCE CHART

### Battle Rock Mixed Use Zone (10-MU)

<table>
<thead>
<tr>
<th>Item</th>
<th>Permitted or /Required Code reference</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2) The side yard shall be a minimum of five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) The rear yard shall be a minimum of five feet.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 17.12.090 (F) Sewer and Water Line Hookups.                         | 1. **Provision of Sewer and Water.** Sewer and water shall be provided by the City of Port Orford, and distribution systems shall be built to City and State specifications.  
2. **Sewer Line Hookups.** Sewer lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer will pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate.  
3. **Water Line Hookups.** Adequate water lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a water main is not adjacent to the individual lot that is proposed to be developed, the developer will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension, but the City is under no obligation to participate. |           |
| Erosion control 17.17.050                                            | Development with excavation of 800 square feet or more of soil surface or development with mud, soil, rock, vegetative material or any products of erosion or other depositional material onto, deposited upon or transported to the property of another are subject to the requirements of Zoning Ordinance 17.17.050. |           |

| Other Zoning Ordinance requirements                                  |                                                                                                       |           |
| Flood zone 17.19                                                    | required ___ not required. ___                                                                      |           |
| Storm/Surface Water Management 17.18                                | required ___ not required. ___                                                                      |           |
| Historic Preservation 17.15                                          | required ___ not required. ___                                                                      |           |

### CITY PLANNING CLEARANCE:

Planning clearance is granted for the uses and accessory uses specified on the ________, 2021 Planning Clearance application form submitted by _______________ for the property located at ________________________. Authorization of said uses and accessory uses are subject to the requirements referenced on the City of Port Orford Development Standards noted on the Port Orford Planning Clearance chart above and water and sewer are available for this property. Additional requirements for compliance with the Port Orford Zoning Ordinance are / are not attached. An Erosion Control plan for the property was / was not required. The Erosion Control Plan is / is not attached. If an Erosion Control Plan is required, all requirements of the Plan shall be met.

This Planning Clearance is valid until ______________, 20___. This Planning Clearance does not constitute a permit to construct any structure. You must secure a Building Permit from the Curry County Building Department prior to construction. The Building Department will require a copy of this Planning Clearance and two sets of Plans stamped by the City of Port Orford noting that the plans have received a Planning Clearance.

---

Planning

Fire Department

Water

Sewer
APPLICANT/OWNER AGREEMENT: By my signature, I certify that I am the owner and that I have received, accepted and will comply with the conditions specified in this Planning Clearance. I understand that this Planning Clearance does not constitute a building permit and I must apply to the Curry County Building Department for a building permit to construct my project at ___________ in Port Orford and any other permit required for compliance other local, state, or federal laws.

SIGNATURE OF OWNER(S) OF THE PROPERTY REQUIRED

_________________________  ______________________
Owner Signature            Date
DEVELOPMENT APPLICATION AND REVIEW PROCESS

1. **APPLICANT SUBMITS APPLICATION.**
   Applicant submits completed planning clearance application, erosion control application and if required, an erosion control plan, plot plan, application fee and any other required information.

2. **PORT ORFORD PLANNER REVIEWS APPLICATION AT THE COUNTER AND CHECKS TO SEE IF ALL REQUIRED INFORMATION IS SUBMITTED.**
   If all required information is submitted, the application and all required materials are date stamped received.

3. **PORT ORFORD PLANNER REVIEWS THE APPLICATION & GOES THROUGH THE APPLICATION CHECKLIST IDENTIFYING COMPLIANCE OR NON COMPLIANCE.**
   If the application material shows non-compliance, the applicant is notified of deficiencies in the application. If the Plot plan indicates information that is non-compliant, the applicant will be required to re-draw the plans to show compliance prior to the Planning Clearance approval.

4. **UPON PLANNING CLEARANCE APPROVAL – PORT ORFORD PLANNER WILL:**
   Date stamp approval of each page of the Planning Clearance and project plans.
   Scan and email a copy of the Planning Clearance and all related conditions to the Curry County Building Department.
   Retain a copy of the Planning Clearance and project plans for the Port Orford Planning Department.
   Give two copies of the Planning Clearance and two copies of the plans to the applicant.

5. **UPON PLANNING CLEARANCE APPROVAL – APPLICANT WILL:**
   Submit the Planning Clearance to the Curry County Building Department.
I, the undersigned, hereby agree to comply with all ordinances, rules and requirements of the City of Port Orford, Curry County and the State of Oregon.

Signature ___________________________________________ Date __________________
1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.

2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.

3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.

4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address –

Township

Range

Section

Taxlot (s)

CCEC Representative ________________ Date ________________

Owner/ Representative ________________ Date ________________

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 • Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 • Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 • Phone: 541-247-8638 Fax: 541-247-8630

Coquille Office: 220 S Mill Ave Coquille OR 97423 • Phone: 541-396-3118 Fax: 541-396-3119

www.ccec.coop

After Hours Outage Number 866-352-3044
FIRE DISTRICT SIGN-OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.

________________________________________
Signature of Fire Department Representative

________________________________________
Signature of Permit Applicant

<table>
<thead>
<tr>
<th>Fire/District Department</th>
<th>Contact</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agness Fire</td>
<td>Bill Scherbarth</td>
<td>541 247-7987</td>
</tr>
<tr>
<td>Brookings Fire</td>
<td>Jim Watson</td>
<td>541 469-1142</td>
</tr>
<tr>
<td>Brooking Rural</td>
<td>Jim Watson</td>
<td>541 469-1142</td>
</tr>
<tr>
<td>Cape Ferrelo Fire</td>
<td>Aaron Johnson</td>
<td>541 661-2128</td>
</tr>
<tr>
<td>Cedar Valley Fire</td>
<td>Wade Hooey</td>
<td>541 425-5185</td>
</tr>
<tr>
<td>Gold Beach Fire</td>
<td>Tyson Krieger</td>
<td>541 247-6204</td>
</tr>
<tr>
<td>Harbor Fire</td>
<td>Thomas Sorrentino</td>
<td>541 469-5301</td>
</tr>
<tr>
<td>Langlois Fire</td>
<td>Mike Murphy</td>
<td>541 348-2304</td>
</tr>
<tr>
<td></td>
<td></td>
<td>541 253-6191</td>
</tr>
<tr>
<td>Ophir Fire</td>
<td>Adam Brotton</td>
<td>541 698-6110</td>
</tr>
<tr>
<td>Pistol River Fire</td>
<td>Richard Littie</td>
<td>541 373-0844</td>
</tr>
<tr>
<td>Port Orford Fire</td>
<td>David Duncan</td>
<td>541 332-3681</td>
</tr>
<tr>
<td>Sixes Fire</td>
<td>Wayne Moore</td>
<td>541 348-9927</td>
</tr>
<tr>
<td></td>
<td></td>
<td>541 253-6028</td>
</tr>
<tr>
<td>Upper Chetco Fire</td>
<td>Jim Watson</td>
<td>541 469-1142</td>
</tr>
<tr>
<td>Wedderburn Rural</td>
<td>Tyson Krieger</td>
<td>541 247-6204</td>
</tr>
<tr>
<td>Winchuck Fire</td>
<td>Brad Stepanek</td>
<td>541 602-4545</td>
</tr>
</tbody>
</table>
HARBOR SANITARY DISTRICT
16408 Lower Harbor Rd. Brookings, OR 97415

Permit Application Approval Form

Owner Name: __________________________________________________________

Owners Representative: _________________________________________________

Owner Mailing Address: _______________________________________________

Owner Phone: _________________________________________________________

Project Location: _____________________________________________________

Assessor Map and Tax Lot: ______________________________________________

Permit Type: New Construction □ Plumbing □ Demolition □ Remodel □
Replacement □ Conditional Use □

1. Sight Inspection will be required for all permits.

2. Any conditions of approval are listed below:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

3. Other comments:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

Signature ______________________ ______________________ Date _____________
Owner/Representative

Signature ______________________ ______________________ Date _____________
Harbor Sanitary District
**BUILDING PERMIT APPLICATION**
**CURRY COUNTY – GOLD BEACH – PORT ORFORD**

<table>
<thead>
<tr>
<th>TYPE OF WORK</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ New construction</td>
<td>☐ Demolition</td>
</tr>
<tr>
<td>☐ Addition/alteration/replacement</td>
<td>☐ Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CATEGORY OF CONSTRUCTION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ 1- and 2-family dwelling</td>
<td>☐ Commercial/industrial</td>
</tr>
<tr>
<td>☐ Accessory building</td>
<td>☐ Multi-family</td>
</tr>
<tr>
<td>☐ Master builder</td>
<td>☐ Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JOB SITE INFORMATION AND LOCATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Job site address:</td>
<td></td>
</tr>
<tr>
<td>City/State/ZIP:</td>
<td></td>
</tr>
<tr>
<td>Suite/bldg./apt. no.:</td>
<td></td>
</tr>
<tr>
<td>Project name:</td>
<td></td>
</tr>
<tr>
<td>Cross street/directions to job site:</td>
<td></td>
</tr>
<tr>
<td>Subdivision:</td>
<td></td>
</tr>
<tr>
<td>Lot no.:</td>
<td></td>
</tr>
<tr>
<td>Tax map/parcel no.:</td>
<td></td>
</tr>
</tbody>
</table>

**DEPT. USE ONLY**

1- AND 2-FAMILY DWELLING

**DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>Permit No:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Office:</td>
<td></td>
</tr>
<tr>
<td>By:</td>
<td></td>
</tr>
<tr>
<td>Issue Date:</td>
<td></td>
</tr>
</tbody>
</table>

**COMMERCIAL-USE CHECKLIST**

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

<table>
<thead>
<tr>
<th>Valuation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of bedrooms:</td>
<td></td>
</tr>
<tr>
<td>Number of bathrooms:</td>
<td></td>
</tr>
<tr>
<td>Total number of floors:</td>
<td></td>
</tr>
<tr>
<td>New dwelling area:</td>
<td>square feet</td>
</tr>
<tr>
<td>Garage/carport area:</td>
<td>square feet</td>
</tr>
<tr>
<td>Covered porch area:</td>
<td>square feet</td>
</tr>
<tr>
<td>Deck area:</td>
<td>square feet</td>
</tr>
<tr>
<td>Other structure area:</td>
<td>square feet</td>
</tr>
</tbody>
</table>

**BUILDING PERMIT FEES**

Please refer to fee schedule

<table>
<thead>
<tr>
<th>Fees due upon application</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>State surcharge (12% of permit fee)</td>
<td></td>
</tr>
<tr>
<td>Amount received</td>
<td></td>
</tr>
<tr>
<td>Date received:</td>
<td></td>
</tr>
</tbody>
</table>

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Curry County Department of Community Development
94235 Moore St. Suite 113
Gold Beach, OR 97444
Phone: 541-247-3304
Fax: 541-247-4579
e-mail: buildingpermits@co.curry.or.us
DECLARATION OF VALUE

The value of a building project is the total actual construction cost for all classes of work. An accurate estimate of value must include all costs for architectural, structural, electrical, plumbing, heating, and ventilation devices and equipment, and the contractor's profit — even if he or she has a financial interest in the project.

I hereby certify the estimated value of the construction project described herein to have been prepared consistent with the above description, and declare it to be

$_____________.

I understand that the Building Division is not bound by this estimate for establishing permit fees.

Project Identification: Type of Structure______________________________

    Township____ Range____ Section_____ Tax Lot____
    Street Address____________________________________
    Owner Name_______________________________________

Signature of Declarant___________________________________________

Please Check One:

☐ Owner    ☐ Builder    ☐ Representative with Written Authorization
APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are adopted by the State of Oregon.

SECTION D101
GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. The fire code official may be guided by the Oregon Department of Land and Conservation and Development’s Neighborhood Street Design Guidelines, June 2001.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 60,000 pounds (27,240 kg).

Exception: The minimum weight specified in Section D102.1 may be increased by the fire code official based upon the actual weight of fire apparatus vehicles serving the jurisdiction that provides structural fire protection services to the location, including fire apparatus vehicles that respond under automatic and mutual aid agreements.

D102.2.1 Access in wildland-urban interface areas. Fire apparatus access roads shall be in accordance with wildland-urban interface guidelines, including fire apparatus access roads that respond under automatic and mutual aid agreements.

D102.2 Access in wildland-urban interface areas. For access and access concerns in wildland-urban interface locations, the fire code official may be guided by the International Wildland-Urban Interface Code.

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7923 mm), exclusive of shoulders (see Figure D103.1).

Exception: The fire code official is authorized to modify the provisions of Section D103.1 when:

1. In accordance with Oregon Administrative Rule (OAR) 918-460-0100, all buildings are completely protected with an approved automatic fire sprinkler system;

2. Provisions are made for the emergency use of sidewalks by such means as rolled or mountable curbs capable of supporting the fire department’s apparatus;

3. Streets or roadways are identified for one-way circulating flow of traffic or pullouts are provided every 150 feet (45 720 mm) on streets or roadways identified for two-way traffic; or

4. A grid system for traffic flow is provided and streets or roadways in the grid do not exceed 300 feet (91 400 mm) in length but are accessible at each end from approved access roadways or streets.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent are approved by the fire chief.

For 57: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
APPENDIX D

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.3.1 Drainage. When subject to run-off damage, the fire code official is authorized to require approved drainage.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

<table>
<thead>
<tr>
<th>LENGTH (feet)</th>
<th>WIDTH (feet)</th>
<th>TURNAROUNDS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-150</td>
<td>20</td>
<td>None required</td>
</tr>
<tr>
<td>151-500</td>
<td>20</td>
<td>120-foot Hammerhead, 60-foot &quot;Y&quot; or 96-foot diameter cul-de-sac in accordance with Figure D103.1</td>
</tr>
<tr>
<td>501-750</td>
<td>26</td>
<td>120-foot Hammerhead, 60-foot &quot;Y&quot; or 96-foot diameter cul-de-sac in accordance with Figure D103.1</td>
</tr>
<tr>
<td>Over 750</td>
<td>Special approval required</td>
<td></td>
</tr>
</tbody>
</table>

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM B 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

<table>
<thead>
<tr>
<th>SIGN TYPE &quot;A&quot;</th>
<th>SIGN TYPE &quot;B&quot;</th>
<th>SIGN TYPE &quot;C&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO PARKING</td>
<td>NO PARKING</td>
<td>NO PARKING</td>
</tr>
<tr>
<td>FIRE LANE</td>
<td>FIRE LANE</td>
<td>FIRE LANE</td>
</tr>
<tr>
<td>12&quot;</td>
<td>12&quot;</td>
<td>18&quot;</td>
</tr>
</tbody>
</table>

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5780 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Obstructions shall be permitted to be placed with the approval of the fire code official.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**SECTION D106**

**MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**SECTION D107**

**ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

**REFERENCED STANDARDS**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASTM</td>
<td>F 2200—03</td>
<td>Standard Specification for Automated Vehicle Gate Construction</td>
</tr>
<tr>
<td>ICC</td>
<td>IRC—12</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>UL</td>
<td>325—02</td>
<td>Door, Drapery, Gate, Louver, and Window Operable and Systems, with Revisions through February 2005</td>
</tr>
</tbody>
</table>
CITY OF PORT ORFORD
WATER AND SEWER SERVICE REQUEST

DATE: ____________________

NAME: ____________________

MAILING ADDRESS: ____________________

PHONE: # ____________________ MESSAGE #: ____________________

SOCIAL SECURITY NUMBER: ____________________

HOW MANY IN HOUSEHOLD: ____________________

RACIAL CATEGORIES:
"White" "Black or African American"
"Hispanic or Latino" "Asian"
"American or Alaskan Native" "Native Hawaiian or Pacific Islander"

(Remember to include the question here. It's required by USDA to be eligible for certain City funding)

LAST SERVICE ADDRESS: ____________________

CITY AND STATE: ____________________

NOTICE TO RENTERS: A MINIMUM $100.00 (ONE HUNDRED DOLLARS) SERVICE SECURITY
DEPOSIT IS REQUIRED BEFORE WATER AND SEWER SERVICE WILL BEGIN. THE DEPOSIT
WILL BE APPLIED TO LAST BILLING UPON MOVING OUT OF RENTAL.

TURN ON DATE: ___________ MOVE IN DATE: ___________

SERVICE ADDRESS: ____________________

OWNERS NAME: (if different from above) ____________________

OWNERS ADDRESS: ____________________

OWNERS PHONE: ____________________

I am requesting water and sewer service at the above address. I understand I am responsible for all sewer
and water billings at the above service address until the time I personally request and sign a service
disconnection notice. I also understand that verification of past sewer and/or water service history may be
made, and this may reflect a need for a higher security deposit.