

## GENERAL INFORMATION

<u>Zone</u>	<u>Height of Bldg</u>	<u>Setbacks from property line:</u>	<u>front</u>	<u>side</u>	<u>rear</u>
1-R	25'		10'	5'	5'
2-R	25'		10'	5'	5'
3-R	35'		10'	5'	5'
4-C	35'		0	0	0

The information listed above relates to the most commonly asked questions for that zone. There is additional information for the above zones in the file. Other zones exist and if questions arise, talk to a planner.

Manufactured homes are allowed in Residential zones and must follow specific standards as described in Section 3.045 of the CGBZO.

Article IV. of the CGBZO addresses exceptions such as projections from buildings, exception to building height limitations, and includes exceptions to yard requirements and lot size requirements.

Section 3.050 of the City of Gold Beach Zoning Ordinance allows for a Home Occupation as long as the standards for this section are met. If the proposed use does not meet conditions a-m, then it is likely a conditional use permit will be needed. They must speak to a Planner in order to make that determination.

Fences are allowed up to six (6') in height and may be placed on the property line. No building permit is needed unless the proposed fence will exceed 6' in height.

Vacation Rentals within the City limits require a conditional use permit and is a determination made by the Planning Director.

The City of Gold Beach has a Flood Damage Prevention Ordinance. Staff has FIRM maps showing all areas of special flood hazards.

The City of Gold Beach has an Erosion Prevention and Sediment Control Ordinance for new development.

The City of Gold Beach has a wetlands map for wetland determinations.