

**EXISTING PLANNED UNIT DEVELOPMENTS IN YACHATS
APPROVED EXCEPTIONS TO
THE YACHATS COMPREHENSIVE PLAN AND YACHATS ZONING & LAND USE ORDINANCE**

The following table identifies exceptions to the Yachats Comprehensive Plan and Yachats Zoning & Land Use Ordinance that were approved for Planned Unit Developments.

Planned Unit Development	Exceptions to Yachats Comprehensive Plan	Exceptions to Yachats Zoning & Land Use Ordinance
Quiet Water PUD	No exceptions	<p>Identified exceptions based on review of Findings & Conclusions (1979-1987) and 12/27/82 letter in file identifying exceptions.</p> <p>Setbacks. Exceptions to standard R-1 building setbacks.</p> <p>Lot Coverage. Buildings on ‘standard lots’ shall not exceed 75% of the lot and buildings on ‘cluster lots’ are allowed 100% coverage as opposed to the R-1 maximum 30% lot coverage.</p> <p>Accessory Buildings. Exception to ‘standard lots’ allows accessory buildings to be located within 2 feet of side and rear property lines as opposed to the R-1 standard of 5 feet.</p>
Overleaf Village PUD	No exceptions	<p>Identified exceptions based on review of file. Findings & Conclusions not found.</p> <p>Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks.</p> <p>Parking. Required on-site parking is 48 spaces. Approval consisted of 46 on-site spaces and additional parking spaces to be provided at nearby Overleaf Lodge.</p>
The Dwellings PUD	No exceptions	<p>No exceptions if dwellings are condominiums. If the condominiums are converted to single family lots, there will be exceptions to R-1 lot sizes, widths, depths, and setbacks.</p>

Planned Unit Development	Exceptions to Yachats Comprehensive Plan	Exceptions to Yachats Zoning & Land Use Ordinance
Creekside PUD	No exceptions	<p>Lot Area: The R-1 standard requires a minimum lot area of 7,500 square feet. Lots #2, 3, 4, 6, 7, 8, and 9 have lot areas ranging between 5,015 and 6,800 square feet.</p> <p>Lot Width: The R-1 standard requires a minimum lot width of 60 feet. Lots # 2, 3, and 4 have respective lot widths of 57.69', 46.72', and 35.10'.</p> <p>Building Height: Maximum building height of 40 feet approved as opposed to the R-1 standard of 30 feet.</p>
The Village at Yachats PUD	No exceptions	Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks.
Fisterra PUD	No exceptions	<p>Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks.</p> <p>Building Height. The community/retreat center shall have a maximum height of 35 feet as opposed to the maximum R-3 30 foot building height.</p> <p>A maximum of 65% of the Phase 1A multi-family buildings may have a maximum height of 35 feet if it qualifies and is developed as affordable workforce rental housing according to the Oregon Department of Housing and Community Services.</p> <p>Parking. The Planning Commission finds that a minimum 50 parking spaces is appropriate for the Community/Retreat Center and 18 studio getaway units.</p> <p>Signage. Exceptions were approved to the number of free-standing signs and total square footage of signs.</p>

The above identified exceptions are based on review of Findings and Conclusions, plans, and other information found in files for each PUD.
– Larry Lewis, City Planner 3/25/08