

**City of Depoe Bay  
Non-Residential Development Standards**

Use Zone	Lot Sizes and Dimensions			Yards					Building Height <sup>1</sup>	Parking <sup>2</sup>
	Area	Width	Depth	Front	Side (Interior)	Side (Street)	Rear	Abutting Residential Zone		
<b>C-1</b> <sup>3,4</sup>	No Minimum			No Minimum				10'	35'	Based upon use(s)
<b>L-I</b> <sup>4</sup>	No Minimum			No Minimum				20'	40'	Based upon use(s)
<b>M-C</b> <sup>4</sup>	No Minimum			No Minimum				10'	35'	Based upon use(s)
<b>M-P</b> <sup>4</sup>	No Minimum			No Minimum				10'	35'	Based upon use(s)
<b>M-W</b>	See the Depoe Bay Estuarine Plan (Ord. 71, as amended) for development standards and permitted uses									
<b>T-C</b> <sup>5</sup>	80 acres	No Minimum		No Minimum					30' <sup>6</sup>	Based upon use(s)
<b>P-F</b> <sup>7</sup>	No Minimum			No Minimum					N/A <sup>8</sup>	Based upon use(s)

**General Notes:**

- A. For permitted exceptions from minimum setbacks and building height limits, please see DBZO Sections [152.115-152.117](#).
- B. For new construction/additions in the Coastal Shorelands Overlay Zone, please see also DBZO Sections [152.039](#), [152.074](#), and [152.225-152.235](#).
- C. For new construction/additions in high slope areas (20% grade and steeper), please see also DBZO Sections [152.225-152.235](#).
- D. For design standards for new single-family residences, please see DBZO Section [152.068](#).
- E. For siting standards for new manufactured homes, please see DBZO Section [152.071](#).
- F. For corner lots/driveways/alleys subject to clear vision area requirements, please see DBZO Section [152.055](#).
- G. Short-term rentals of less than 30-days duration (i.e., “tourist accommodations”) are allowed outright in the C-1 and L-I zones.
- H. Exterior signage is subject to the provisions of DBZO Sections [152.090-152.103](#).
- I. Exterior lighting for uses in commercial and industrial zones shall be located in such a manner so as not to face or shine directly onto a lot in a residential zone, street, or highway; see DBZO Section [152.060](#).
- J. All non-single-family development proposals require review, comment, and recommendation from the Depoe Bay Fire District; see DBZO Section [152.064](#).
- K. All development proposals abutting Highway 101 require review, comment and recommendation from the Oregon Department of Transportation (ODOT).

<sup>1</sup> Average height calculation allowed for lots over 20% slope; see DBZO Section [152.003](#) “Building Height.”

<sup>2</sup> Minimum parking space dimensions are 8’ wide by 20’ deep. See DBZO Section [152.058](#) and Diagram A for all off-street parking requirements and design standards.

<sup>3</sup> Commercial Zone C-1 Design Standards and Guidelines also apply in C-1 zone; see DBZO Section [152.031](#).

<sup>4</sup> Planning Commission review required for building permits involving new or substantial construction; see DBZO Section [152.203](#). Substantial construction is defined as more than 20% change in footprint, an increase in building height, or change in use.

<sup>5</sup> For permitted uses and other standards, see DBZO Section [152.037](#); all T-C zones are located outside of the Urban Growth Boundary (UGB).

<sup>6</sup> Building height limit does not apply to fire towers.

<sup>7</sup> For permitted uses and other standards, see DBZO Section [152.038](#).

<sup>8</sup> No maximum building height specified.