

Section Ten

Other Zoning Code Standards

Fences and Hedges. A fence located within the required front yard or street side yards shall not be over 3 ½ feet in height, except that in a required clear-vision area the fence height shall not exceed three feet. A fence in a side yard or the rear yard set back shall not exceed six feet in height. A fence in the ocean yard shall not exceed a height of 2 ½ feet. There is no limit on the height of a fence that is not located within a required setback area.

Fences are measured from the ground level at their location.

Fences over six feet in height require a building permit.

Fences shall not be constructed of barbed wire or other sharp or otherwise dangerous construction material.

An arbor, or entry area with a maximum height of eight feet is permitted in the front yard where its length is not more than 20 percent of the site frontage, up to a maximum of ten feet, and its depth does not exceed five feet.

The City does not regulate the height of hedges or other vegetation, except in the clear-vision area.

Clear-Vision Area. The City’s zoning code requires the maintenance of a clear-vision area for property adjacent to street intersections. The purpose of the requirement is to ensure that vegetation and improvements do not block vehicular visibility at street intersections. The defined clear-vision area shall not contain any planting, fence, wall, structure, or temporary or permanent obstruction exceeding three feet in height, except that trees exceeding this height may be located in the clear-vision areas provided all branches and foliage are removed to a height of eight feet above grade. An illustration of how to determine the clear-vision area is attached to this document.

For additional assistance in establishing the clear-vision area on your property, contact the City’s Code Enforcement Officer 436-1584 to make an appointment for a site visit.

Signs. A lot in an RVL, RL, R1, R2, R3 and RAM zone is permitted to have no more than one permanent sign with a maximum area of two square feet. A lot in these residential zones can have no more than two temporary signs (such as real estate signs) and each sign can have an area of no more than four square feet. A sign permit is not required to place these signs.

Recreational Vehicles. A recreational vehicle may be used temporarily during the construction period, up to a maximum of one year.

Section Eleven

Nonconforming Structures

Many of the structures in Cannon Beach were built prior to the enactment of a zoning code and as a result, they often do not meet the restrictions of the present zoning code. A building may not conform to a yard requirement, the lot coverage requirement, the building height, or other provisions which would apply to the structure if it were built under the present zoning code. Such buildings as referred to as nonconforming structures, sometimes commonly called a “grand fathered building.” The City has specific rules that apply to such structures. Maintenance and minor alterations are allowed, but alterations may not increase the degree of nonconformity of the building. Additions to a nonconforming building must meet the requirements of the present zoning code. If a nonconforming structure is to be altered to an extent exceeding 50% of its market value, then the entire structure must be brought into conformance with the present zoning code, or a setback reduction must be applied for. If you are planning modifications to a building that you think may be nonconforming, please contact the City Planner.