

## Chapter 1.1 — How to Use the Development Code

Welcome to the City of Cottage Grove Development Code. This is a comprehensive land use and development code that governs all of the land within the incorporated limits of City of Cottage Grove. The five chapters of the code are used together to review land use applications. They are organized as follows:

**Chapter 1.** In addition to this brief introduction, Chapter 1 provides definitions for selected terms, land use classifications and categories, and information on the legal construct of the code. It also explains the city authority to enforce its Development Code.

**Chapter 2.** Every parcel, lot, and tract of land within the city’s incorporated boundaries is also within a “land use district”. (Land use districts are shown on the city’s official Zoning Map.) Chapter 2 identifies the land uses that are permitted within each district, and the standards that apply to each type of land use (e.g., lot standards, setbacks, and use-specific design standards). As required by state law, the zones or “land use districts” conform to the City of Cottage Grove Comprehensive Plan. The districts reserve land for planned land uses, provide compatibility between different uses, and implement planned housing densities.

**Chapter 3.** The design standards contained in Chapter 3 apply throughout the city. They are used in preparing development plans and reviewing applications, to ensure compliance with city standards for access and circulation, landscaping, parking, public facilities, surface water management, housing densities, and sensitive lands.

**Chapter 4.** Chapter 4 provides all of the application requirements and procedures for obtaining permits required by this code. Four types of permit procedures are covered: Type I (non-discretionary, “ministerial” decision); Type II (discretionary, “administrative” decision); Type III (“quasi-judicial” decision with public hearing); and Type IV (“legislative” decisions).

**Chapter 5.** Chapter 5 provides standards and procedures for variances and non-conforming situations (i.e., existing uses or development that do not comply with the code). This code cannot provide standards to fit every potential development situation. The city’s varied geography and the complexities of land development require flexibility. Chapter 5 provides that flexibility, while maintaining the purposes and intent of the code.