Template for property inquiries

Thank you for asking about a property in Lakeside. Below are some helpful resources to assist you in learning about the property and what can be done with/on it.

Zoning and jurisdiction:

The Lakeside zoning map can be downloaded from [can’t give link to zoning map here, because Sherry has still not uploaded current map despite multiple requests].

**If the property that you are inquiring about is not within the City limits** shown on the map, but has a Lakeside mailing address, then it is in unincorporated Coos County. You’ll need to inquire with the Coos County Planning office (541-266-1098, or <https://www.co.coos.or.us/community-dev/page/planning-department> ).

If the property is within City limits, the map is color-coded to tell you what zone the property is in.

Once you know the zone, you can look at our zoning code to find out what uses are allowed there.

Lakeside’s land usage codes can be downloaded at <https://www.cityoflakeside.org/sites/default/files/fileattachments/city_council/page/1181/ls_title_xv_land_usage.pdf>

Sections 155.080 through 155.146 describe the uses permitted and conditionally permitted in each of the zones. Just find the sections that correspond to the zone that the property is in.

Permitted uses are allowed (with any required building permits).

Conditionally permitted uses require an application to, and approval by, the Lakeside Planning Commission.

Short-term/vacation rental (AirBnB, VRBO, Etc.)

Operation of a short-term rental (STR) is permitted in the General Commercial zone, and is conditionally permitted in the Marine Commercial and Recreational Residential zones. No other zones allow this type of commerce at this time.

Operators of STRs must obtain a Lakeside business license, and must collect and remit a transient occupancy tax from renters staying less than 30 days.

Restrictive overlay zones

Many properties in Lakeside lie within either a flood hazard zone, or include protected wetlands.

**Riparian zone**: Vegetation may not be removed from any property within 50 feet of the shoreline in Lakeside, unless permission is obtained from the Lakeside Planning Commission. The shoreline is the boundary between land and water when the Tenmile Lakes are filled to an elevation of 12.1 feet above sea level.

**Floodplain/floodway**: A map of Lakeside showing the flood hazard areas can be downloaded (<https://www.cityoflakeside.org/citycouncil/page/flood-maps-and-surveys> then select the file named “Flood Map). If the property is in the floodplain or flood way, any construction, development or grading will require a Floodplain Development Permit, and will have to comply with Lakeside’s codes for areas of flood hazard (<https://www.cityoflakeside.org/sites/default/files/fileattachments/city_council/page/1181/ls_title_xv_land_usage.pdf> ,Sections 155.200 through 155.212).

**Wetlands:** Check the local wetlands inventory map (<https://docs.dsl.state.or.us/PublicReview/0/doc/863310/Electronic.aspx> ) to see if the property contains protected wetland areas. If it does, excavation or fill activities, or removal of large woody materials, may require a state permit (see <https://www.oregon.gov/dsl/WW/Pages/Permits.aspx> ).