

**ORDINANCE 2015-07  
PROPOSED COMPREHENSIVE PLAN LANGUAGE FOR LAND USE  
CLASSIFICATIONS**

1. INVENTORY SECTION; Land Use Classifications, pages 156 – 159, is amended by removing the language found in the City of Port Orford Comprehensive Plan and Land Use Ordinances June 1989,” and adding the following:

**LAND USE CATEGORIES**

**Land Use Categories**

The following land use categories are to be used in conjunction with the City of Port Orford Comprehensive Plan Goals and Policies, Amended September 17, 2007. The Land Use Categories are broad in scope, and the Goals and Policies envision specific uses and activities that will benefit the City’s future. Together the two documents provide the basis for Use Zones set forth in the Port Orford Municipal Code, Title 17.

**Commercial**

Commercial areas within the City of Port Orford are mixed use zones suitable for a full range of residential, commercial and light industrial activities that are important to residents and visitors. Properties having commercial zoning designations are centered adjacent to and within the vicinity of U.S. Highway 101. The area in the vicinity of Battle Rock is zoned to encourage tourism by maintaining small town ambiance and a pedestrian-friendly environment, while encouraging Port Orford’s sense of place.

**Residential**

Residential zones permit single-family and duplex dwellings, manufactured homes, other residential types, and compatible uses. The City encourages start-up business, diversity, artistry and craftsmanship by permitting home occupations as outright uses subject to specific provisions to protect residential neighborhoods.

**Industrial**

Industrial zoning in the City of Port Orford is mixed use zoning that permits industrial uses, which may be incompatible in residential or commercial zones. Heavy industrial uses are conditional uses, allowing for review and placement of conditions on the specific use. The conditions can help to prevent nuisances, which could result from noise, dust, smoke, odor, fire, explosion hazards, or other.

**Special Protection Zone Classifications**

- **Controlled Development Zone**

The Controlled Development Zone is a special protection zone that recognizes and protects natural resources by controlling and limiting uses. Conservation and low intensity recreational activities are permitted outright, while some more intense development is allowed subject to a conditional use permit.

- **Marine Activity Zone**

The Marine Activity Zone is a special protection zone that recognizes the value of the Port Orford Port and waterfront area. The Marine Activity Zone, which includes the Port of Port Orford, provides areas for developing the economy of the community. Water-dependent, -related and oriented uses allowed include industrial, commercial, educational, and tourism-related. The location of the Marine activity zone in the vicinity of the tourist commercial uses near Battle Rock provides for recreational and educational enhancements that benefit from proximity to ongoing marine.

- **Public and Semi-Public Facilities**

The Public Facilities Zone includes some of the sites that are owned by or used for public and semi-public facilities, including but not limited to schools, government offices, utilities, cemeteries and other. The purpose is for needed facilities and services that serve the public.

#### Overlay Zone Classifications

Overlay zones exist to protect identified resources, or to address special considerations that are not included in the base zoning. There are several overlay zones within the Port Orford Plan, including, but not limited to the following.

- **The Shoreland Overlay Zone** protects ocean shorelands and riparian resources along streambanks. Shoreland and resource policies are identified in the Port Orford Comprehensive Plan Goals and Policies and inventory documents. The shoreland overlay addresses Statewide Planning Goals 6 and 17.
- **The Floodplain Overlay** is to promote public health, safety and welfare of the citizens of Port Orford within areas where flood hazards exist by requiring specific standards.
- **The Natural Hazards Overlay** protects people, lands and development in areas of geologic hazard by requiring special protections and addresses Statewide Planning Goal 7.

Dated the 21<sup>st</sup> of May 2015

Passed or Failed by the following Roll Call Vote

Yes: *R. Webb, T. Sigurdson, J. Billinger, C. Cheney, P. MacLeod, M. J. Dick*

No: *[Signature]*

Abstain:

Passed 6 to 2 Failed \_\_\_\_\_

ATTEST:

*[Signature]*  
 Mayor James Auburn

*[Signature]*  
 Beverley Manes, Recorder