ORDINANCE NUMBER 2022-03

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF PORT ORFORD
AMENDING BUILDING HEIGHTS WITHIN USE ZONES

The Common Council of the City of Port Orford hereby ordains that the Port Orford Municipal Code, Title 17 Zoning, Chapter 17.04 General Provisions and Chapter 17.12 Use Zones, be amended by the following.

Proposed Amendments to Port Orford Municipal Code Title 17, Zoning, are Text Amendments:

Port Orford Municipal Code Chapter 17

17.04.030 Definitions

"Public" means open to and shared by the citizens of Port Orford for their use, and owned, leased, or funded by public sources with operations overseen by the City, County or State.

Port Orford Municipal Code Chapter 17.12

17.12.010 Residential zone (1-R)

G. Height of Buildings. Except as provided in Section 17.20.050, in a 1-R zone no Structure shall exceed thirty (30) feet and two stories in height.

17.12.010 Residential zone (2-R)

G. Height of Buildings. Except as provided in Section 17.20.050, in a 2-R zone no Structure shall exceed thirty (30) feet and two stories in height.

17.12.030 Commercial zone (4-C)

F. Height of Buildings. Except as provided in Section 17.20.050, in 4-C zone, no Structure shall exceed thirty-five (35) feet in height.

17.12.040 Industrial zone (5-I)

F. Height of Buildings. Except as provided in Section 17.20.050, in a 5-I zone no Structure shall exceed thirty-five (35) feet in height.

17.12.050 Controlled Development zone (6-CD)
D. Height of Buildings. Except as provided in Section 17.20.050, in 6-CD zone, no structure shall exceed thirty (30) feet in height.

17.12.060 Marine activity zone (7-MA)

E. Height of Buildings. Except as provided in Section 17.20.050, in a 7-MA zone, no structure shall exceed the following heights in Segments A and B of the (7-MA) zone.

a. Segment A. No structure shall exceed forty-five feet in height.
b. Segment B. No structure shall exceed thirty-five feet in height.

F. The map with Segments A and B addressing height restrictions within the 7-MA zone is made part of Section 17.12.060.

17.12.080 Shoreland overlay zone (9-SO)

G. Height of Buildings. Except as provided in Section 17.20-050, in a 9-SO zone no structure shall exceed thirty 30 feet in height.

17.12.090 Battle Rock Mixed Use Zone (10-MU)

E. Design Standards for all New Development. All new structures and substantial improvements in a 10-MU Zone shall conform to the following design standards:

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1. Building Size. Any building more than 125 feet in length, or with a footprint greater than 6,000 square feet shall be considered a large structure requiring site plan review in compliance with standards set forth in Chapter 17.33.

H. Height of Buildings. Except as provided in Section 17.20.050, in a 10-MU zone no structure shall exceed thirty-five (35) feet in height.

17.20.050 General exception to building height limitations.

The following type of structure or structural parts are not subject to the building height limitations of this title: boat hoist or crane in the Port Facility, chimney or smokestack that does not exceed 5 feet over the building height limitation of the zone, fire and hose towers, public tsunami evacuation structure, transmission tower or communication facility towers authorized by state or federal law, municipal and community water system towers approved by the City and the Oregon Health Authority, and other similar projections.

17.32.050 Additional standards governing conditional uses.

B. Church, Hospital, Nursing Home, Convalescent Home, Retirement Home.

17.46.080 Evacuation Route Improvement Requirements.

D. Public Tsunami Evacuation Structures: Public Tsunami evacuation structures are not subject to the building height limitations of this code.

The foregoing ordinance was enacted by the Common Council of the City of Port Orford this 15th day of July 2021 and effective the 15th day of July, 2021 by the following vote:

DATED the 18th day of November 2021

Passed or Failed by the following Roll Call Vote

Yes: LaRocca, Tidey, Barns, Hessler  absent: Garratt

No: Pogward

Passed X Failed

Mayor Pat Cox

ATTEST:

Jessica Ginsburg, City Recorder

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