

ORDINANCE NUMBER 2021-02

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:

Port Orford Municipal Code Chapter 17.04

17.04.030 Definitions

“Height of buildings” means the vertical distance from the “**average finished grade**” to the highest point of the **building, including the roof beams on a flat or shed roof, the deck level on a mansard roof and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.** ~~ceping of a flat roof, or to the deck line of a mansard roof or to the average height of the highest gable of a pitch- or hip roof;~~ **Average finished grade includes and encompasses any fill above the natural grade.**

“**Observation tower**” means a public structure used to view events from a long distance and to create a 360-degree range of vision.

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 building shall exceed ~~thirty five (35)~~ **thirty feet (30) feet and two stories** in height.

17.12.020 Residential zone (2-R)

G. Height of Buildings. Except as provided in Section 17.20.050 in a 2-R zone no building shall exceed ~~thirty five (35)~~ **thirty feet (30) and two stories** in height.

17.12.030 Commercial zone ((4-C)

No change

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 building shall exceed **forty-five (45) feet** in height.

17.12.50 Controlled development zone (6-CD)

D. Height of Buildings. Except as provided in Section 17.20.050 in a 6-CD zone no building shall exceed thirty (30) feet in height.

17.12.060 Marine activity zone (7-MA)

No change

17.12.070 Public facilities and park zone (8-PF)

No change

17.12.080 Shoreland overlay zone (9-SO)

G. Height of Buildings. Except as provided in Section 17.20.050 in an 9-SO zone no building shall exceed thirty (30) feet in height.

17.12.090 Battle Rock Mixed Use zone (10-MU)

B. Uses Permitted Outright

~~15. Any permitted use where building height exceeds 35 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.~~

H. Height of Buildings. Except as provided in Section 17.20.050 in a 10-MU zone, no building shall exceed ~~forty five (45)~~ **thirty-five (35)** feet in height.

Chapter 17.33 Site Plan Review

No change

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: **stationery boat hoist in the Port Facility**, chimney, tank, church spire, belfry, dome, monument, fire and hose towers, **public** observation tower mast, aerial cooling tower, elevator shaft, transmission tower, smokestack, flagpole, radio or television towers and other similar projections.

17.32.050 Additional standards governing conditional uses.

No change

17.46.080 Evacuation Route Improvement Requirements.

No change

In all other respect, the Port Orford Municipal Code, Title 17 Zoning shall remain the same and in full force and effect.

The foregoing ordinance was enacted by the Common Council of the City of Port Orford this 18th day of February 2021 and effective the 20th day of March, 2021 by the following vote:

Passed or Failed by the following Roll Call Vote

Yes: Kessler, Pogwizd, Burns, La Roche, Tidey

No: _____

Passed Failed _____

Garrett Absent

Pat Cox
Mayor Pat Cox

ATTEST:

David Johnson
David Johnson, City Recorder, pro tem