

**City of Port Orford
P.O. Box 310
Port Orford, OR 97465**

This Public Notice is provided to inform you about the upcoming public hearings, and to comply with ORS 227.186 which requires the City to print the following language:

THIS IS TO NOTIFY YOU THAT THE CITY OF PORT ORFORD HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On **Tuesday**, February 11th, 2025, at 3:30 p.m. and Thursday, March 20th, 2025, at 5:30 p.m., the City of Port Orford will hold public hearings in the Council Chambers (including virtual options) regarding the adoption of amendments to the City's Zoning Ordinance, Title 17 and Title 16 Subdivisions.

The City of Port Orford has determined that adoption, which will be by ordinance, may affect the permissible uses of your property and other properties in the city, and the State of Oregon requires that cities inform citizens that such changes may change the value of your property.

The proposed ordinance language is available for inspection online on the Port Orford website under public notices and at the Port Orford City Hall located at 555 W. 20th Street, Port Orford, Oregon. Copies of the proposed amendments are also available for purchase at the cost of 25 cents per page. Please review the documents, participate in the hearings and/or contact the City of Port Orford, Phone 541-336-4573.

United States (Toll Free): 1 (877) 309-2073

Access Code (Planning): 698 904 637

Access Code (City Council): 851 483 045

City Planning Commission Public Hearing

Tuesday, February 11, 2025, at 3:30 p.m. at the City Council Chambers

<https://meet.goto.com/698904637>

City Council Public Hearing

Thursday, March 20, 2025, at 5:30 p.m. at the City Council Chambers

<https://meet.goto.com/851483045>

Purpose of Proposed Amendments

The City of Port Orford Planning Commission and staff have been organizing amendments through a grant provided by the Department of Oregon Land Conservation and Development. The purpose is to update the City of Port Orford housing codes to align with recent State of Oregon statutes, and to provide new options for housing types. The need to include a full range of housing types, locations and densities is a policy within the City of Port Orford in the adopted City of Port Orford Comprehensive Plan under Statewide Planning Goal 10: Housing. The Comprehensive Plan provides guidance for the City's zoning. New laws do not require changes to existing structures. For more information, please review the proposed documents at City Hall and/or attend the hearings.

Code Sections Proposed for Amendment

Title 17 Zoning Ordinance Sections Proposed for Amendment

Chapter 17.04

General Provisions

- Section 17.04.030 Definitions
- Section 17.040200 Right of Review

Chapter 17.12

Use Zones

- Section 17.12.010 Residential zone (1-R)
- Section 17.12.020 Residential zone (2-R)
- Section 17.12.030 Commercial zone (4-C)
- Section 17.12.040 Industrial zone (5-I)
- Section 17.12.060 Marine activity zone (7-MA)
- Section 17.12.080 Shoreland overlay zone (9-S0)
- Section 17.12.090 Battle Rock mixed use zone (10-MU)

Chapter 17.16 Supplementary Provisions

- Section 17.16.040 Manufactured homes on individual lots
- Section 17.16.050 Home Occupations.
- *Section 17.16.090 Proposed new Accessory dwelling Unit (ADU)*

Chapter 17.28

Planned Unit Development

Chapter 32

Conditional Uses

- Section 17.32.050 Additional standards governing conditional uses,
Proposed new Cottage Cluster use
- Section 17.32.060 Time limit on a conditional use permit
- Section 17.32.070 Appeal
- *Section 17.32.075 Proposed Revocation of conditional use permit*

Chapter 33

Site Plan Review Considerations

- *Section 17.33.030 Proposed Right of zoning*
- *Section 17.33.050 Proposed Site plan preparation for Planning Commission review*
- *Section 17.33.070 Proposed Planning Commission site plan review*

Title 16: Subdivision Ordinance Sections Proposed for Amendment

- *Section 16.15.010 Proposed General Provisions*
- *Section 16.16.020 Proposed Tentative plan*
- *Section 16.16.030 Proposed Final plat*

You are invited to participate in either or both of the hearings in person or by Virtual means, and attend any workshops or continuation of the hearings that are scheduled and announced at hearings. Please contact the City of Port Orford if you have questions or concerns. Phone: 541-332-3681.