

SECTION 2 - ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

1. Classification of Zoning Districts.

For the purposes of this Ordinance, the City is divided into underlying zoning districts designated as follows:

| <u>Zoning District</u> | <u>Map Symbol & Abbreviated Designation</u> | <u>Zoning Ordinance Reference Section</u> |
|--------------------------------------|---|---|
| Open Space | O | 05 |
| Residential - Single Family | R-7.5 | 06 |
| Residential - Single Family & Duplex | R-5.0 | 07 |
| Residential - Multiple Use | R-O | 08 |
| Commercial - Neighborhood | C-N | 09 |
| Commercial - Highway | C-H | 10 |
| Commercial - Central | C-C | 11 |
| Industrial - Light | I-L | 12 |
| Industrial - General | I-G | 13 |
| Public & Semi-Public | P&SP | 14 |

Additionally, the City is divided into the following overlay zoning districts:

| <u>Overlay Zoning District</u> | <u>Map Symbol & Abbreviated Designation</u> | <u>Zoning Ordinance Reference Section</u> |
|-----------------------------------|---|---|
| Limited Use Overlay | LU | 15 |
| Airport Overlay | AO | 15 |
| Hazard Overlay | HO | 16 |
| Town Center Overlay | TC | 17 |
| Water Resource Protection Overlay | WRP | 18 |
| Estuary/Shoreland Overlay | ESH | 19 |
| Flood Hazard Overlay | FHO | 20 |

2. Application of Regulations to Districts Generally

Except as otherwise provided in this Ordinance,

- A. No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land or premises is located.
- B. No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located.

SECTION 2 - ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

- C. No building or part thereof or structure shall be erected, nor shall any existing building be altered, enlarged or rebuilt or moved into any district, nor shall any open space be encroached upon or reduced in any manner, except in conformity with the yard, setback, building location, site area and coverage requirements hereinafter prescribed with the district in which such building or open space is located.
- D. No yard or other open space provided about any building or on any building lot for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or other open space for any other building or any other building lot.

3. Zoning Map

- A. The location and boundaries of zones designated in this section are hereby established as shown on the map entitled "Zoning Map of the City of Tillamook City" dated with the effective date of this Ordinance, and reflect revised Flood Hazard Overlay Zones as designated by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, and signed by the Mayor and City Recorder, and hereinafter referred to as the "Zoning Map."
- B. The signed copy of said zoning map **shall be the "official map" of the city of Tillamook zoning districts and** maintained on file in the office of the Recorder and is hereby made a part of this Ordinance. Any revisions or replacements of said map, when duly entered, signed and filed with the City Recorder as authorized by this section are a part of this Ordinance.
- C. When the zoning of any area is changed by the City Council in the manner prescribed by this Ordinance, the City Manager shall cause the official zoning map to be revised so that it accurately portrays said change, provided that failure to so revise the said map shall not affect the validity of any zone change. The Council may from time to time direct the City Manager to replace the official zoning map, or a portion thereof, with a map, which includes all lawful changes of zone and city boundaries to date. Such map, or portion thereof, filed as a replacement, shall bear the number of the ordinance authorizing same and shall bear dated, authenticating signatures of the Mayor and City Recorder. Any map or portion thereof thereby replaced shall be retained in a separate file by the City Recorder.

4. Interpretation of District Boundaries.

In making a determination where uncertainty exists as to boundaries of any of the aforesaid districts as shown on said zoning map, the following rules shall apply:

- A. District boundaries **shall** follow **the outside boundaries of** streets, alleys, or highways.

SECTION 2 - ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

- B. Vacation of public ways: Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of the former right-of-way and all of the area included in the vacation shall then and henceforth be subject to all regulation of the extended districts.
- C. Where boundaries approximately follow **property** lines: Where district boundaries are indicated as approximately following **property** lines, such **property** lines at the date of adoption of this Ordinance shall be construed to be said boundaries. If a district boundary divides a platted lot into two or more districts, the entire lot shall be placed in the district that accounts for the greater area of the lot by the adjustment of the district boundary, provided that the boundary adjustment is for a distance of less than 20 feet. If an adjustment of more than 20 feet is required, the change in the district boundary shall be treated as a change of zone.

5. Zoning of Annexed Areas

- A. **City Zoning regulations and Zoning Districts shall apply to all of the area within the City Urban Growth Boundary.**