

ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

SECTION 5 - CLASSIFICATION OF ZONING DISTRICTS.

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

<u>Zoning District</u>	<u>Map Symbol & Abbreviated Designation</u>	<u>Zoning Ordinance Reference Section</u>
Open Space	O	11
Residential - Single Family	R-7.5	12
Residential - Single Family & Duplex	R-5.0	13
Residential - Multiple Use	R-O	14
Commercial - Neighborhood	C-N	15
Commercial - Highway	C-H	16
Commercial - Central	C-C	17
Commercial - Town Center	TC	17.1
Industrial - Light	I-L	18
Industrial - General	I-G	19
Public & Semi-Public	P&SP	19.1
Limited Use Overlay	LU	19.2
Flood Hazard Overlay	FHO	20
Airport Overlay	AO	20.1
Hazard Overlay	HO	20.2
Water Resource Protection Overlay	WRP	21.1

SECTION 6 - APPLICATION OF REGULATIONS TO DISTRICTS GENERALLY

Except as otherwise provided in this Ordinance, 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.

SECTION 7 - ZONING MAP

1. The location and boundaries of zones designated in SECTION 5 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."

ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

2. The signed copy of said zoning map is 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 Section 7 (3) are a part of this Ordinance.
3. 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, and shall inscribe on the map adjacent to said revision the number of the ordinance by which the change of zone was effected, 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.

SECTION 8 - 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:

1. Where district boundaries approximately follow streets, alleys, or highways: Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, alleys or highways, such lines shall be construed to be such district boundaries.
2. 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.
3. Where boundaries approximately follow lot lines: Where district boundaries are indicated as approximately following lot lines, such lot 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.

SECTION 9 - ZONING OF ANNEXED AREAS

1. Zoning regulations in effect in an area prior to annexation to the City shall continue to apply and shall be enforced by the City until such time as comprehensive zoning has been adopted by the City for the annexed area, except that the provisions of Section 30 through 37 of this

ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS

Ordinance shall supersede comparable sections of the ordinance in force in the annexed area at the time of annexation.

2. In cases of property owner initiated annexations, the property owners are responsible for initiating the change of zone to conform to Tillamook City's Comprehensive Plan and application for the change of zone must be made within two (2) months of passage of the annexation ordinance or election. No development, which requires Planning Commission approval, shall occur on said property without first changing to the applicable Tillamook City zone. Tillamook City will honor all existing Tillamook County building permits in effect at the time of annexation, provided that all setbacks are maintained. If the property owners fail to so apply, the Planning Commission shall consider the change nevertheless and the annexation initiating property owners shall be billed the applicable fee and incumbent costs. In cases of City initiated annexations, the Tillamook City Planning Commission shall, upon its own volition, consider the change to the applicable Tillamook City zone within four (4) months of passage of the annexation ordinance or election. Following the public hearing by the City Council, no building permit or other permit shall be issued by the City under the Tillamook County Zoning Regulations.

(Added by Ordinance #1178, effective 10/17/02)