

PORT ORFORD ZONING MATRIX

**O** = Outright Use      **C** = Conditional Use with specific criteria; requires land use application  
**AD** = As determined by state regulations for on-site water and/or sewage disposal

ZONE:	1-R	2-R	4-C	5-I	6-CD	7-MA	8-PF
<b>USES</b>							
Single-family dwelling	O	O	O	O			
Duplex	O	O	O	O			
Multiple-family dwelling		O	O	O			
Manufactured Home	O	O					
Private stable – minimum 1 acre	O	O					
Farming – minimum 1 acre - no commercial livestock production	O	O					
Home occupation	O	O					
Temporary RV for construction or hardship	C	C					
Planned Unit Developmnt - minimum 3 acre	C	C	C	C			
Mobile home park	C	C	C				
RV park			C	O			
Church	C	C		C			
School	C	C		C			O
Grange hall	C	C					
Community building	C	C					O
Public use facility or public utility	C	C	C	O	C	C	O
Hotel or motel			O	O		C	
Club or lodge hall			O	O			
Private utility facility	C	C	C	O			
Communications transmitter or antenna	C	C	C	O			
Wind generator			C	C			
Hospital, sanitarium, retiremt home, clinic		C	O	O			
Retail, service establishment			O	O			
Auto service station			O	O			
Machinery, farm equipment, auto sales, service, storage, or repair			O	O			
Marine sales, service, storage, or repair			O	O		O	
Building material storage yard			O	O			
Plumbing, electrical, paint contractor storage, repair or sales			O	O			
Tire retreading or vulcanizing shop			O	O			
Wholesale, trucking & storage establishment			O	O			
Machine shop or cabinet shop			O	O			

<b>ZONE:</b>	<b>1-R</b>	<b>2-R</b>	<b>4-C</b>	<b>5-I</b>	<b>6-CD</b>	<b>7-MA</b>	<b>8-PF</b>
Manufacturing, repairing, compounding, processing, storage, research, assembling or fabricating activities - does NOT include those italicized below:			O	O			
<i>Lumber &amp; plywood mills</i>				C			
<i>Rendering plant or slaughterhouse</i>				C			
<i>Pulp or paper mill</i>				C			
<i>Cement or asphalt</i>				C			
Airport or heliport				C			
Fire station, library, or museum			O	C			
Park or recreational facilities			O	C		O	O
Recreational uses which do not involve structures					O		O
Recreational activities structures					C		
Public or private natatoriums, waysides, day use parks, school study areas					C		
Wildlife & water life sanctuaries					O		
Hunting, fishing, similar activities					O		
Aquaculture & accessory facilities					O	O	
Communication facilities					C	C	
Extraction of natural materials					C		
Boat launching & moorage facilities, marina, boat charter service						O	
Piers, docks, bulkheads, jetties, backfills						O	
Seafood processing, storage & sales						O	
Fishing supply storage, manufacture & sales						O	
Retail sales of water sporting goods & similar commodities						O	
Dredging & fill maintenance						O	
Offices related to marine activity						O	
Experimental lab for research of marine coastal production or resource						O	
Eating & drinking establishments			O	O		C	
Gift, novelty, specialty shop including manufacture of such goods						C	
Government structure or use						C	O
Marine-oriented materials storage						C	
Small boat manufacturer						C	
Public parking							O
Cemeteries							O
Private business conducted in public building							C
Single family dwelling or manufactured home in conjunction with permitted use							C

<b>ZONE:</b>	<b>1-R</b>	<b>2-R</b>	<b>4-C</b>	<b>5-I</b>	<b>6-CD</b>	<b>7-MA</b>	<b>8-PF</b>
<b>MINIMUM LOT SIZE</b>							
If both public water & public sewer	5,000*	5,000*	none	none	none	none	none
If NOT both public water & public sewer	AD	AD	AD	AD	none	AD	none
Lot width minimum	50 ft	50 ft	none	none	none	none	none
<b>SETBACK REQUIREMENTS</b>							
Front yard minimum	10 ft	10 ft	none	none	none	none	none
Side yard minimum	5 ft	5 ft	none	none	none	none	none
Rear Yard minimum	5 ft	5 ft	none	none	none	none	none
<b>MAXIMUM BUILDING HEIGHT</b>	35 ft	35 ft	45 ft	none	none	45 ft	none

\* Square feet. Except for mobile home park where minimum is 8,000 sq feet or 2,000 sq feet per unit – whichever is greater

**PORT ORFORD – ZONING AND STUDY AREA**

**1R: Residential 1**

Purpose: Residential

*Coast Guard Hill area, and Deady Street-Stage Coach Lane area*

**2R: Residential 2**

Purpose: Residential high density

*Small area by 8<sup>th</sup> Street-Coast Guard Hill junction*

**4C: Commercial**

Purpose: Commercial facilities for community conveniences

*101 corridor and fringes, and north of Port property*

**5-I: Industrial**

Purpose: Limited industrial uses

*none within study area*

**6CD: Controlled Development**

Purpose: Protect natural resources – *such as Garrison Lake Spit*

*none within study area*

**7MA: Marine Activity**

Purpose: Provide areas suitable for water dependent activities

*Port area including northeast to 5<sup>th</sup> and Washington Streets*

**8PF: Public Facilities**

Purpose: Reserve publicly owned areas for public facilities and services

*Battle Rock Park area and Tichenor Cemetery*

**9SO: Shoreland Overlay**

Purpose: An overlay zone that applies to all development on property in the designated shoreland; the underlying zone uses and the shoreland overlay uses are considered together for any development proposal. For specifics, please refer to zoning ordinance.