

ARTICLE II

PROVISIONS FOR ZONES

SECTION 2.010: ESTABLISHMENT OF ZONES

For the purpose of this Ordinance the following zones are hereby established in Tillamook County:

MAP DESIGNATION ZONE

RESOURCE ZONES

3.002	F-1	Farm
3.004	F	Forest
3.006	SFW-20 [±]	Small Farm Woodlot -20
3.008	SFW-10	Small Farm and Woodlot-10 acre

RESIDENTIAL ZONES

3.010	RR-2, RR-10	Rural Residential 2 Acre and Rural Residential 10 Acre
3.011	CSFR	Community Single Family Residential
3.012	CR-1	Community Low Density Urban Residential
3.014	CR-2	Community Medium Density Urban Residential
3.016	CR-3	Community High Density Urban Residential
3.018	RMH	Residential Mobile Home

COMMERCIAL ZONES

3.020	RC	Rural Commercial
3.022	CC	Community Commercial
3.024	CP	Community Public Use

INDUSTRIAL ZONES

3.030	RI	Rural Industrial
3.031	CI	Community Industrial
3.032	M-1	General Industrial

RECREATIONAL/RESORT ZONES

3.040	RM	Recreation Management
3.042	RN	Recreation Natural
3.044	RD	Recreation Development
3.045	PDR	Planned Destination Resort
3.050	WDD	Water-Dependent Development

ESTUARY ZONES

3.100		Estuary Zones
3.102	EN	Estuary Natural
3.104	ECA	Estuary Conservation Aquaculture
3.106	EC1	Estuary Conservation 1
3.108	EC2	Estuary Conservation 2
3.110	ED	Estuary Development

- 3.120 Regulated Activities and Impact Assessments
- 3.140 Estuary Development Standards

UNINCORPORATED COMMUNITY ZONES

- 3.300 NKN Neahkahnie Urban Residential Zones
- 3.310 ROS Residential Oceanside Zone
- 3.312 COS Commercial Oceanside Zone
- 3.314 POS Park Oceanside Zone
- 3.320 Nesk RR Neskowin Rural Residential
- 3.322 Nesk R- I Neskowin Low Density Residential
- 3.324 Nesk R-3 Neskowin High Density Urban Residential
- 3.326 Nesk C Neskowin Commercial
- 3.328 Nesk RM Neskowin Recreation Management
- 3.330 PCW-P Pacific City/ Woods Park Zone
- 3.331 PCW-RR Pacific City/ Woods Rural Residential
- 3.332 PCW-R2 Pacific City/ Woods Medium Density Residential
- 3.334 PCW-R3 Pacific City/ Woods High Density Residential
- 3.335 PCW-AP Pacific City/ Woods Airpark Zone
- 3.337 PCW-C1 Pacific City/ Woods Neighborhood Commercial
- 3.338 PCW-C2 Pacific City/ Woods Community Commercial
- 3.340 NT-R2 Netarts Medium Density Urban Residential
- 3.342 NT-R3 Netarts High Density Urban Residential
- 3.344 NT-RMD Netarts Residential Manufactured Dwelling
- 3.346 NT-PRD Planned Residential Development Overlay Zone
- 3.348 NT-C1 Netarts Neighborhood Commercial

OVERLAY ZONES

- 3.500 Overlay Zones
- 3.505 UFO Utilities Facility Overlay
- 3.510 FH Flood Hazard Overlay
- 3.515 SWO Scenic Waterway Overlay
- 3.520 PD Planned Development Overlay
- 3.525 CR Coast Resort Overlay
- 3.530 BD Beach and Dune Overlay
- 3.545 SH Shoreland Overlay
- 3.550 FW Freshwater Wetlands Overlay
- 3.555 MA Mineral and Aggregate Resources Overlay
- 3.560 TAO Tillamook Airport Obstruction
- 3.565 PAO Pacific City Airport Obstruction Overlay Zone
- 3.570 Nesk-CH Neskowin Coastal Hazards Overlay Zone
- 3.575 NT-PRD Netarts Planned Residential Development Overlay Zone

SECTION 2.020: LOCATION OF ZONES

Zoning designations are as depicted on the Tillamook County Zoning Map, unless otherwise stated in the text of the zone. In some cases, the boundaries as depicted on the zoning map are illustrative in nature. The boundaries of these zones may be modified in accordance with the provisions in Article 10. The Planning Director maintains official copies of the Zoning Map.

All real property in Tillamook County is subject to the zoning regulations of Article 3. Certain types of land uses are also subject to the Special Use Standards and Regulations in Article 5. In addition, some properties are subject to both the general (“base zone”) regulations as well as applicable overlay zone regulations. Property owners, realtors, project

proponents, and others are advised to verify the regulations that apply to a particular property before beginning a new project, purchasing real estate, or marketing a property for sale.

SECTION 2.030: ZONE BOUNDARIES

Where due to the scale, lack of scale, lack of detail or illegibility of the Zoning Map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of a zoning district boundary, the Director or, upon referral, the Planning Commission, shall determine the boundary as follows:

- (1) Rights-of-way. Boundaries that approximately follow the centerlines of a street, highway, alley, bridge, railroad, or other right-of-way shall be construed to follow such centerlines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zoning district designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a zoning district boundary, the vacated lands within the former right-of-way shall be allocated proportionately to the abutting zoning districts;
- (2) Parcel, lot, tract. Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries. If a zone boundary divides a lot between two zones, the entire lot shall be deemed to be in the zone in which the greater area of the lot lies, provided that the distance from the zone boundary to the property boundary does not exceed 20 feet;
- (3) Jurisdiction boundary. Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary; and
- (4) Natural features. Boundaries indicated as approximately following a river, stream, topographic contour, or similar feature not corresponding to any feature listed in subsection (1)-(3), above, shall be construed as following such feature.

SECTION 2.040: AUTHORIZATION OF SIMILAR USES

The Director may permit a use not listed in a particular zone, provided that it is of the same general character, or has similar impacts on nearby properties, as do other uses permitted in the zone.