

copy of the zone text from the County Community Development Department. This is usually three or four pages and contains a list of permitted uses and some basic standards for the zone.

If you have a specific project in mind (an additional room for your home, or a small boat dock, for example), ask County staff to provide you with any standards. Also ask county staff if any other agencies regulate the use you are interested in. For example, the Oregon Department of Environmental Quality regulates disposal systems; the Oregon Department of Geology and Mineral Industries regulates quarries; the Oregon Department of Forestry regulates timber harvesting; and the U.S. Army Corps of Engineers regulates nearly all in-water construction (such as a dock).

The zoning map and zoning ordinance are amended frequently. Always check with us before beginning your project.



CLATSOP COUNTY LAND USE PLANNING

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ZONING

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ZONING

Clatsop County first adopted a zoning ordinance and map for rural areas in 1966. The County's zoning ordinance, called *Land & Water Development & Use Ordinance*, establishes many different zones that serve as a framework for regulating land uses. A map showing the precise location of these zones is available in our office.

The map and ordinance are administered and maintained by the Clatsop County Land Use Planning office. The Clatsop County Board of Commissioners adopts the map and ordinance.

What is the Zoning Map?

The zoning map reflects both the existing pattern of land uses in the county and the County's long-range objectives for the land use pattern. In many cases, it also reflects landowner wishes, the statewide planning goals and guidelines, political and economic considerations, and other factors.

The zoning map can be changed to correct mistakes or to take into account changed circumstances. The amendment process is relatively complex, but several amendments are adopted every year. The entire

zoning map is difficult to reproduce, but you can obtain a copy of the map showing the zoning on a particular parcel or area from our office.

What is the Zoning Ordinance?

The zoning ordinance, called the Land & Water Development & Use Ordinance in Clatsop County, contains the regulatory language that implements the land use decisions shown on the zoning map.

Land use regulations in Clatsop County (and in most other cities and counties) are based on two principles: *separation of uses*, and *performances standards*.

Uses that are deemed incompatible with each other are not normally allowed in the same zone. For example, there are industrial zones that allow industrial uses and residential zones that allow residences. The industrial zone do not allow residences, and the residential zones do not allow industrial uses.

Clatsop County has industrial, commercial residential, agricultural, recreational, forestry and aquatic zones. The zoning ordinance spells out the list of uses allowed in each zone. The ordinance also contains standards governing how the uses can be conducted. These standards address a wide range of issues, such as building setbacks and off-street parking.

Like the zoning map, the County's Land & Water Development & Use Ordinance can

be amended.

A copy of the entire zoning ordinance can be purchased our office, or you can acquire just the parts of the ordinance that interest you.

Obtaining Information

When investigating how the County's zoning regulations affect a particular parcel, you will first need to determine its zoning. You can do this by visiting our office at 800 Exchange, Suite 100 in Astoria, or by calling us at (503) 325-8611.

You will need to know the parcel's precise location. The street address usually is not sufficient. However, the tax account number will enable staff to locate the parcel on the zoning map and figure out its zoning. The tax account number is located on your property tax bill or can be obtained from the Clatsop County Assessment and Taxation Department by calling (503) 325-8522.

Sometimes the property is in a single zone, but often one or more *overlay districts* also affect a parcel. You need to know the base zone and the overlay districts to get a complete picture of how the County's land use regulations will affect your parcel.

Once the zoning is determined, get a