



ORDINANCE NO. 943

AN ORDINANCE AMENDING THE CITY OF GEARHART ZONING ORDINANCE SECTION 3.2 MEDIUM DENSITY RESIDENTIAL R-2 ZONE

WHEREAS, the City of Gearhart received an application requesting amendments to the Gearhart Zoning Ordinance GZO Section 3.2 Medium Density Residential Zone R-2; and

WHEREAS, the City of Gearhart conducted Zoning Text Amendment procedures pursuant to the Gearhart Zoning Ordinance Articles 11 and 13; and

WHEREAS, the amendments are consistent with Statewide Land Use Planning Goals, City of Gearhart Comprehensive Plan, and Gearhart Zoning Ordinance procedures and serve a public need, as described by findings in the City Council Staff Report and Notice of Decision to file #23-06ZTA;

NOW, THEREFORE, the City of Gearhart ordains the Zoning Ordinance shall be amended as follows:

Amendments

Amend the Gearhart Zoning Ordinance Section 3.230 list of uses conditionally permitted in the Medium Density Residential R-2 Zone by adding a new subsection:

“(4) A hotel legally established prior to the adoption of the Zoning Ordinance of October 1994 (October 11, 1994) shall be considered a conditional use. A hotel may continue even if it is nonconforming with respect to the standards of Section 3.240, provided it does not increase the degree of nonconformity. If such use is discontinued for a period of one year it may be reestablished upon approval of a new Conditional Use Permit.”

Amend the Gearhart Zoning Ordinance *Section 3.245 General Exceptions to Lot Size Requirements* in the Medium Density Residential R-2 Zone by adding conditionally permitted uses to the section as follows:

...the holdings may be occupied by a use permitted or conditionally permitted in this zone subject to the other...

Passed by the City Council of Gearhart this 1st day of May, 2024.

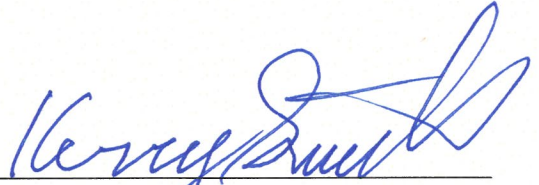
Yeas: 5

Nays: 0

Absent: 0

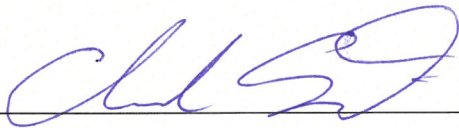
Abstain: 0

Approved and signed by the Mayor of Gearhart this 1st day of May, 2024.



Mayor Kerry Smith

ATTEST:



City Administrator, Chad Sweet