

Chapter 16.10
ZONING DISTRICTS

16.10.0 Districts

For the purposes of this Ordinance, the incorporated area of the City of North Plains, Oregon, is hereby divided into the following Zoning Districts:

Single-Family Residential	R7.5
Single-Family Residential	R5
Multi-Family Residential	R2.5
Community Commercial	C1
General Commercial	C2
Light Industrial	M1
General Industrial	M2
Flood Plain	FP
Community Service	CS
Neighborhood Community	NC

1610.005 Boundaries

The zoning district boundaries are shown on the Zoning Map of the City of North Plains. This map is made a part of this Ordinance and shall be marked and designated as the North Plains Zoning Map and shall be kept on file at City Hall. Any future changes to the zoning of land within the City of North Plains which are approved under the provisions of this Ordinance shall be appropriately depicted on the North Plains Zoning Map.

The Planning Commission shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of such boundaries on the North Plains Zoning Map, the Planning Commission shall rely on the North Plains Comprehensive Plan Map and the following guidelines for the location of zoning district boundaries; property lines; lot lines; center lines of streets, alleys, streams, or railroads; city boundaries; notations on the North Plains Zoning Map; or other planning criteria determined appropriate by the Planning Commission.

1610.010 Zoning in Newly Annexed Areas

Upon annexation, land shall be zoned according to the following table. In cases where it is unclear which designation to assign, the most closely related designation shall be assigned.

<u>Corresponding Zone Plan Designation</u>	<u>Upon Annexation</u>
Medium/Low Density Residential	R7.5
Medium/High Density Residential	R5
High Density Residential	R2.5
Commercial	C1 or C2
Industrial	M1 or M2
Neighborhood Community	NC

If areas are annexed that are within any 100-year flood plain as defined in the North Plains or Washington County Comprehensive Plans, the areas shall also be assigned the Flood Plain Overlay Zone.