

Chapter 17.40

ADMINISTRATION

Sections:

- 17.40.010 Classification of zones.
- 17.40.020 Zoning map.
- 17.40.030 Determination of zoning boundaries.

17.40.010 Classification of zones. All areas within the corporate limits of the city are divided into zoning districts. The use of each tract and ownership of land within the corporate limits is limited to those uses permitted by the zoning classification applicable to each such tract as designated on the city of Scappoose zoning map. Exact densities are subject to area, height, density and setback provisions of each district. (Ord. 634 §1 Exh. A (part), 1995)

17.40.020 Zoning map. A. The boundaries of each of the zoning districts and the zoning classification and use of each tract in each of said zoning districts is prescribed to coincide with the identifying zone classifications shown on the map entitled "Zoning Map City of Scappoose" dated with the effective date of this title and referred to as the "zoning map" and the map by this reference is made a part of this title. A certified print of the adopted zoning map or map amendments shall be maintained at City Hall as long as the title remains in effect.

B. Each lot, tract and parcel of land or portion thereof within the zone boundaries as designated and marked on the zoning map, is classified, zoned and limited to the uses as hereinafter specified and defined for the applicable zone classification.

C. Amendments to the city zoning map may be made in accordance with the provisions of Chapters 17.160 and 17.162.

D. Copies of all map amendments shall be dated with the effective date of the document adopting the map amendment and shall be maintained without change, together with the adopting documents, on file at City Hall. An up-to-date copy of the city zoning map revised so that it accurately portrays changes of zone boundaries shall be available for public inspection. (Ord. 634 §1 Exh. A (part), 1995)

17.40.030 Determination of zoning boundaries. A. Where there is uncertainty, contradiction or conflict regarding the intended location of district boundary lines, the boundary lines shall be determined by the planner in accordance with the following standards:

1. Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks or alleys shall be construed to follow such center lines;

2. Boundaries indicated as approximately following platted property lines shall be construed as following such property lines;

3. Boundaries indicated as approximately following city limits shall be construed as following city limits;

4. Boundaries indicated as approximately following river, stream and/or drainage channels shall be construed as following river, stream and/or drainage channels.

B. Whenever any street is lawfully vacated and the lands within its boundaries are attached to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which the street attaches. (Ord. 634 §1 Exh. A (part), 1995)