

## Chapter 2.0 — Land Use Districts

### 2.0 - Land Use District Administration

#### 2.1 - Residential (R) District

#### 2.2 - Placeholder For Downtown District (Pending)

#### 2.3 - General Industrial (GI) District

#### 2.4 - Light Industrial (LI) District

## 2.0 - Land Use District Administration

### Sections:

#### 2.0.100 - Classification of Land Use Districts

#### 2.0.200 - Land Use District Map

#### 2.0.300 - Determination of Land Use District Boundaries

### 2.0.100 Classification of Land Use Districts

All areas within the urban growth boundary of the City of Boardman are divided into land use districts. The use of each lot, parcel and tract of land is limited to the uses permitted by the applicable land use district. The applicable land use district shall be determined based on the Land Use District Map, and the provisions of this Chapter.

### 2.0.200 Land Use District Map

- A. **Consistency with land use district map.** The boundaries of each of the land use districts contained within this chapter shall coincide with the land use district boundaries identified on the City's official zoning map, retained by the City Recorder. Said map by this reference is made a part of this Land Development Code. A certified print of the adopted land use district map, and any map amendments, shall be maintained by the City.
- B. **Applicability of zoning requirements.** Each lot, tract and parcel of land or portion thereof within the land use district 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 district classification.
- C. **Land use district map amendments.** All amendments to the City land use district (zoning) map shall be made in accordance with the provisions of Chapter 4.7.
1. Copies of all map amendments shall be dated with the effective date of the ordinance adopting the map amendment, and shall be maintained without change, together with the adopting documents, on file at the City; and
  2. The City shall make available for public inspection an up-to-date copy of the revised land use district map, so that it accurately portrays changes of zone boundaries or classification.

**2.0.300 Determination of Land Use District Boundaries**

- A. Land Use District Boundaries.** Where due to the scale, lack of scale, lack of detail or illegibility of the City zoning district map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of district boundary lines, the boundary lines shall be determined by the City Manager in accordance with the following:
1. Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks or alleys shall be constructed to follow such center lines;
  2. Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries;
  3. Boundaries indicated as approximately following a City boundary, or the Urban Growth Boundary, shall be constructed as following said boundary;
  4. Boundaries indicated as approximately following river, stream and/or drainage channels or basins shall be constructed as following river, stream and/or drainage channels or basins, as applicable; and
  5. 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 land use district designation that is applicable to lands abutting the vacated area. In cases where the right-of-way formerly served as a land use district boundary, the lands formerly within the vacated right-of-way shall be allocated proportionately between the subject land use districts.