

## Article 2 - Land Use Zones

### Chapters:

- 2.1 Organization of Land Use Zones
- 2.2 Residential (R) Zones
- 2.3 Commercial (C) Zones
- 2.4 Industrial (I) Zones
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## Chapter 2.1 - Organization of Land Use Zones

### Sections:

- 2.1.100 Classification of Land Use Zones
- 2.1.200 Land Use Zoning Map
- 2.1.300 Determination of Land Use Zones Boundaries

**2.1.100 Classification of Land Use Zones.** Every parcel, lot, and tract of land within the Urban Growth Boundary of the City of Baker City is designated with a land use zone. The use of land is controlled by the applicable land use zone and/or overlay zone. Some uses are permitted “by-right” in a given zone and are designated by a “P” in the following tables. Others uses are subject to special standards, designated at “S” in the following tables, or are only permitted at the discretion of the reviewing authority, designated as “CU” or conditional uses. The applicable land use zone and overlay zone(s) are determined based on the Land Use Zoning Map and the provisions of this Chapter, which shall be consistent with the Baker City Comprehensive Plan, as indicated in Table 2.1.100.

Table 2.1.100	
Comprehensive Plan Designation	Applicable Land Use Zone
Residential	Residential Low Density (R -LD)
Residential	Residential Medium Density (R-MD)
Residential	Residential High Density (R-HD)
Commercial	Central Commercial (C-C)
Commercial	Commercial General (C-G)
Industrial	Light Industrial (LI)
Industrial	General Industrial (I)
Residential-Commercial	Master Planned Development
Interchange Area Management Plan	Interchange Overlay Zone

### 2.1.200 Land Use Zoning Map

**A. Consistency with Land Use Zoning Map.** The boundaries of the land use zones contained within this

chapter shall coincide with the land use zone 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 Development Code. The official zoning map, and any map amendments, shall be maintained by the City.

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

**2.1.300 Determination of Land Use Zone Boundaries.** Where due to the scale, lack of scale, lack of detail or illegibility of the City zoning map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of a zone boundary line, the boundary line shall be determined by the Planning Director or his or her designee in accordance with all of the following criteria:

- A. Rights-of-way.** Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks, alleys, irrigation canals, bridges, or other right-of-way shall be construed to follow such center lines. 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 zone designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a land use zone boundary, the lands within the right-of-way now vacated shall be allocated proportionately among the subject land use zones;
- B. Parcel, lot, tract.** Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries;
- C. Jurisdiction boundary.** Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary; and
- D. Natural features.** Boundaries indicated as approximately following a river, stream, drainage channel, drainage basin, topographic contour or other changeable natural feature not corresponding to any feature listed in subsection A-C, above, shall be construed as following such feature, except that the location may be corrected administratively through a Type I (Code Interpretation) procedure, in accordance with Chapter 4.8.