

## **9-01.02 [Basic Provisions]**

### **9-01.02-10 [Compliance with Code]**

A. No building, structure, or premise shall hereafter be used or occupied and no building or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered contrary to the provisions of this ordinance.

B. Each use permitted either outright or conditionally in any of the zones in this ordinance includes the accessory uses which attach to that main use, and both the main use and all accessory uses shall be considered in any application or proceeding under this ordinance.

C. No lot area, setback, or other open space, or required off-street parking or loading area existing on or after the effective date of this ordinance shall be reduced in area, dimension, or size below the minimum required by this ordinance, or shall any lot area, setback, or other open space or off-street parking or loading area which is required by this ordinance for one use be used as the lot area, setback, or other open space or off-street parking or loading area requirement for any other use.

### **9-01.02-20 [Classification of Zones]**

For the purposes of this code the following zones are hereby established:

| Zone                    | Abbreviated Designations |
|-------------------------|--------------------------|
| Low Density Residential | LDR                      |
| Residential             | R                        |
| General Residential     | GR                       |
| General Commercial      | GC                       |
| Downtown                | DT                       |
| Light Industrial        | LI                       |
| Public Recreation       | PR                       |
| Institutional Public    | IP                       |

### **9-01.02-30 [Location of Zones]**

A. The boundaries for the zones listed in this code are indicated on the Vernonia Zoning Map which is hereby adopted by reference. The boundaries shall be modified in accordance with the zoning map amendments which shall be adopted by reference.

B. Unless otherwise specified, zone boundaries are lot lines or the center line of streets, alleys, railroad right-of-way, or such lines extended.

C. Where a zone boundary divides a land parcel under a single ownership into two zones, then the entire parcel shall be zoned for the less restrictive use by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than 20 feet. If the adjustment involves a distance of more than 20 feet, the procedure for a zone change shall be followed.

D. Planned Developments shall be allowed outright in all zones without requiring an overlay zone.

### **9-01.02-40 [Zoning Map]**

A zoning map or zoning amendment adopted by [Section 9-01.02-20](#) of this chapter or by an amendment thereto shall be prepared by authority of the Planning Commission or by a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of the ordinance that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the City Recorder as long as this code remains in effect.

### **9-01.02-50 [Zoning of Annexed Areas]**

Areas annexed to the city shall be rezoned to a City zoning classification for the property which is in accordance with the City's Comprehensive Plan. The Plan and zone amendment procedure shall be as required by State law, the City's Comprehensive Plan and this code, and shall be accomplished concurrently with the annexation of the property. The zone designation under the zoning ordinance of Columbia County shall apply until changed by the City. If the City finds that it is important to the protection or implementation of city policies, with notice and opportunity to be heard, interim regulations may be applied in the annexed area until more permanent action can be taken.