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

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.