

## **CHAPTER 2 – LAND USE ZONES**

### **ARTICLE 2.1 – BASIC PROVISIONS**

#### **SECTION 2.1.001 - PURPOSE**

The purposes of this chapter are to establish land use zones required to carry out this Code, to define the purpose of each zone, and to specify the types of land uses appropriate for each zone. More specifically, the zones are formulated to support achievement of the following goals:

- A. To permit orderly and beneficial development, while protecting the character of neighborhoods and communities, and the social and economic stability of the City.
- B. To reconcile discordant land uses by identifying the relationship between compatible uses which minimize land use conflicts.
- C. To provide areas where residential, commercial and industrial uses may be developed in harmonious patterns, and with all the necessities for satisfactory living and working environments.
- D. To further the goals and policies of the City of La Grande Comprehensive Plan.

#### **SECTION 2.1.002 - CLASSIFYING COMBINATIONS OF PRINCIPAL USES (INCIDENTAL USES)**

The following rules shall apply where a lot contains uses which resemble two or more different use types and which are not classified as accessory uses.

- A. Separate Classification of Several Establishments - The principal uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types.
- B. Separate Classification of Different Major Categories of Use Conducted by Individual Establishment - If the principal uses on a lot by an individual establishment, management, or institution appear to fit under two or more different categories or use types--in effect, Residential, Civic, Commercial, Industrial, or Extensive--the principal uses shall be classified under each appropriate category.
- C. Classification of Different Uses Within Same Category of Use Types, Conducted by Individual Establishment - If principal uses conducted on a lot by an individual establishment, management, or institution resemble two (2) or more different use types within the same category of use types (see B. above), all such principal uses shall be classified in the use type whose description most closely portrays the overall nature of such uses. However, when the principal uses have any of the characteristics of the following list of use types, all such principal uses shall be classified in one of the use types on the list. If the principal use resembles more than one (1) of the use types on the list, the uses shall be classified in the most appropriate use type, except that any commercial uses shall be classified within the scrap operations use type if they have any of its characteristics.

Light Industrial  
Heavy Industrial  
Extensive Impact Services and Utilities  
Scrap Operations  
Wholesaling, Storage, and Distribution: Heavy

**SECTION 2.1.003 - CLASSIFYING USES**

Uses will be classified into types based upon the definitions of the use types as contained in Section 1.2.002, and upon common functional, product, or compatibility characteristics (closest fit) with other uses already classified within the use types, subject to the applicable provisions of Section 2.1.002 with respect to combinations of uses. A list of common uses and the use types into which they are classified shall be maintained by the Community Development Department/Planning Division. The Community Development Director/Planner shall have the authority to classify common uses according to use types.

A uses type that is specifically listed as a permitted use or conditional use within any zone designation contained in Article 2.2, but omitted from another zone shall mean that such use type is prohibited within the zone designation that such use type was omitted.

The classification of a use is subject to the right of appeal pursuant to Chapter 9, and if an appeal is taken, the Community Development Director/Planner shall provide written findings supporting the classification.