Chapter 130
ZONING ADMINISTRATION

130.01 Purpose
130.02 Classification of Zones
130.03 Location of Zones
130.04 Zoning Map
130.05 Zone Boundaries

130.01 Purpose. The purpose of this section is to establish the rules by which base and overlay zoning designations are assigned to all properties in unincorporated Baker County.

130.02 Classification of Zones

A. Base Zones. Table 130-1 below establishes the following base zoning designations:

TABLE 130-1 – BASE ZONING DESIGNATIONS	
BASE ZONES	**ABBREVIATION**
Resource Zones:	
Exclusive Farm Use	EFU
Timber-Grazing	TG
Primary Forest	PF
Mineral Extraction	ME
Surface Mining	SM
Residential Zones:	
Rural Residential	RR-5
Recreation Residential	RR-2
Commercial Zones:	
Rural Service Area	RSA
Rural Commercial	RC
Rural Industrial	RI
Tourist Commercial	TC
General Commercial	GC
Commercial Industrial	CI
Industrial Zones:	
Industrial	I
Other:	
Airport Development	AD
Sumpter Valley Mgmt Area	SVMA
SVMA Buffer Zone	Buffer Zone
Motor Sports Limited Use Combining Zone	MSLUC

Homestead Recreation Limited Use Combining Zone	HRLUC
Old Mill Limited Use Combining Zone	OMLUC

B. Overlay Zones. Table 130-2 below establishes the following overlay zoning designations:

TABLE 130-2 – OVERLAY ZONING DESIGNATIONS	
OVERLAY ZONES	**ABBREVIATION**
Airport Overlay Zone	AOZ
Big Game Habitat Overlay Zone	BGHOZ
Flood Damage Prevention	FDP
Sensitive Bird Habitat Consultation Overlay Zone	SBHCOZ
National Historic Oregon Trail Interpretive Center Overlay Zone	NHOTICOZ
Sumpter Valley Overlay Zone	SVOZ
Wetlands Overlay Zone	WOZ
Limited Use Overlay Zone	LUOZ

130.03 Location of Zones. The boundaries for the zones listed above, being the most current editions, are indicated on the Baker County Zoning and Plan Map, Mineral Extraction Zone Map, Oregon Department of Fisheries and Wildlife Maps, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), and the U.S. Department of Interior National Wetlands Inventory Maps, which are hereby adopted by reference. Where there is an inconsistency between the larger-scale assessor's maps and the smaller-scale Zoning and Plan maps, the information contained on the larger-scale maps shall prevail.

130.04 Zoning Map. A Zoning Map or Zoning Map Amendment adopted by Section 130.03 or Chapter 260 shall be prepared by authority of the County governing body or its designate. Such Map or Map Amendment shall be dated with the effective date of the Zoning Ordinance that adopts the Map or Map Amendment. A certified print of the adopted Map or Map Amendment shall be maintained in effect.

130.05 Zone Boundaries. Unless otherwise specified, zone boundaries are section lines, half or quarter section lines, subdivision lines, property lot lines, center lines of highways, roads, streets or railroad rights of way or such lines extended. Whenever possible, zone boundary lines shall not divide ownerships. If a zone boundary as shown on the Zoning Map divides a lot or parcel between two zones, the entire lot or parcel shall be deemed to be in the zone in which the greater area of the lot or parcel lies providing this adjustment involves a distance not exceeding 100 feet from the mapped zone boundary.