

TITLE 9

COMMUNITY DEVELOPMENT

Subtitle 2 — Land Development Code Division 3 — Zoning Districts

CHAPTER 927

ZONING DISTRICT ESTABLISHMENT CODE

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927.005 Title; short title

This Chapter, LCC 927.005 to 927.999, shall be known and cited as the “Linn County Zoning District Establishment Code.” This Chapter may

also be referred to and cited as the “Zoning District Establishment Code.”

[Adopted 98-200 §3 eff 3/4/98; amd 99-121 §8 eff 6/30/99]

927.010 Statement of purpose

The purpose of this Chapter is to create certain land use zoning districts in order

(A) to classify, regulate, restrict and segregate the uses of land and buildings;

(B) to regulate and restrict the height and size of buildings;

(C) to regulate the area of yards and other open spaces around buildings; and

(D) to regulate the density of population.

[Adopted 98-200 §3 eff 3/4/98]

927.100 Establishing and designating land use zoning districts

(A) In order to carry out the purposes set forth in LCC 927.010, there are hereby established:

(1) rural resource zoning districts to be known collectively as the Rural Resource Zone,

(2) rural development zoning districts, to be known collectively as the Rural Development Zone,

(3) urban growth area zoning districts to be known collectively as the Urban Growth Area Zone, and

(4) Overlays.

(B) The zoning districts established in subsection (A) are set forth in the tables found in Appendix 1 following this Chapter. The tables are organized into three columns of rows containing the following information:

(1) the chapter number of the Linn County Code treating each zoning district,

(2) the abbreviation of the name of each zoning district, and

(3) the name of each zoning district.

[Adopted 98-200 §3 eff 3/4/98]

927.200 Rural Resource Zone

(A) There is hereby established a class of zoning districts referred to as the Rural Resource Zone (RRZ).

(B) The Rural Resource Zone is comprised of the following zoning districts.

(1) Exclusive Farm Use (EFU),

(2) Farm/Forest (F/F), and

(3) Forest Conservation and Management (FCM).

(C) The land use zoning districts of the Rural Resource Zone are set forth in Appendix 1, Table 1, following this Chapter.

(D) A zoning district, formerly referred to as the Aggregate Extraction and Processing (AXP) zoning district has been eliminated. All properties formerly carrying that designation now bear, without other change, an overlay called Aggregate Resource Overlay (ARO).

[Adopted 98-200 §3 eff 3/4/98; amd 99-121 §8 eff 6/30/99; amd 99-156 §5 eff 6/30/99]

927.300 Rural Development Zone

(A) There is hereby established a class of zoning districts referred to as the Rural Development Zone (RDZ).

(B) The Rural Development Zone is comprised of the following zoning districts.

(1) Agribusiness (AB),

(2) Freeway Interchange Commercial (FIC),

(3) Heavy Industrial (HI),

(4) Limited Industrial (LI),

(5) Non-Resource – 5 acre minimum (NR-5),

(6) Non-Resource – 10 acre minimum (NR-10),

(7) Rural Commercial (RCM),

(8) Rural Center–5 acre minimum (RCT–5),

(9) Rural Center–2½ acre minimum (RCT–2½),

(10) Public Services (PS)

(11) Rural Center–1 acre minimum (RCT–1),

(12) Rural Residential–10 acre minimum (RR–10),

(13) Rural Residential–5 acre minimum (RR–5),

(14) Rural Residential–2½ acre minimum (RR–2½),

(15) Rural Residential–1 acre minimum (RR–1),

(16) Urban Development (UD–I), and

(17) Urban Development (UD–II).

(C) The land use zoning districts of the Rural Development Zone are set forth in Appendix 1, Table 2, following this Chapter.

[Adopted 98-200 §3 eff 3/4/98; amd 99-121 §8 eff 6/30/99; amd 04-043 §1 eff 4/28/04; amd 16-206 §2 eff 7/5/16]

927.400 Urban Growth Area Zone

(A) There is hereby established a class of zoning districts referred to as the Urban Growth Area Zone (UGAZ).

(B) The UGAZ is comprised of the following zoning districts.

(1) Urban Growth Area–Exclusive Farm Use–80 (UGA–EFU–80),

(2) Urban Growth Area–Farm/Forest (UGA–F/F)

(3) Urban Growth Area–Agribusiness (UGA–AB),

(4) Urban Growth Area–Heavy Industrial (UGA–HI),

(5) Urban Growth Area–Limited Industrial (UGA–LI),

(6) Urban Growth Area–Urban Growth Management–20 acres minimum (UGM–20),

(7) Urban Growth Area–Urban Growth Management–10 acres minimum (UGM–10),

(8) Urban Growth Area–Urban Growth Management–5 acres minimum (UGM–5),

(9) Urban Growth Area–Urban Growth Management–2½ acres minimum (UGM–2½),

(10) Urban Growth Area–Rural Commercial (UGA–RCM),

(11) Urban Growth Area–Rural Residential–5 acre minimum (UGA–RR–5),

(12) Urban Growth Area–Rural Residential–2½ acre minimum (UGA–RR–2½), and

(13) Urban Growth Area–Rural Residential–1 acre minimum (UGA–RR–1).

(C) The land use zoning districts of the UGAZ are set forth in Appendix 1, Table 3, following this Chapter.

[Adopted 98-200 §3 eff 3/4/98; amd 99-121 §8 eff 6/30/99; amd 16-070 §5 eff 4/13/16; amd 19-297 §2 eff 10/8/19]

927.500 Overlays

(A) There is hereby established a class of land use areas referred to as overlays.

(B) The overlays are:

- (1) Airport Overlay (AO),
- (2) Aggregate Resource Overlay (ARO);
- (3) Delayed Annexation Overlay (DAO),
- (4) Historic Resource Overlay (HRO),
- (5) Limited Use Overlay (LUO),
- (6) Sensitive Bird Habitat Overlay

(SBHO), and

(7) Willamette River Greenway Overlay (WRGO).

(C) The overlays are set forth in Appendix 1, Table 4, following this Chapter.

[Adopted 98-200 §3 eff 3/4/98; amd 99-156 §5 eff 6/30/99]

927.500 Industrial zoning districts

(A) The following zoning districts are referred to as industrial zoning districts:

- (1) Agribusiness (AB),
- (2) Heavy Industrial (HI),
- (3) Limited Industrial (LI),
- (4) Urban Development (UD–I),
- (5) Urban Development (UD–II),
- (6) Urban Growth Area–Heavy Industrial

(UGA–HI),

(7) Urban Growth Area–Limited Industrial (UGA–LI), and

(8) Urban Growth Area–Agribusiness (UGA–AB).

(B) The title “industrial zoning district” is for reference only.

[Adopted 98-200 §3 eff 3/4/98; amd 99-121 §8 eff 6/30/99; amd 19-297 §2 eff 10/8/19]

927.510 Commercial zoning districts

(A) The following zoning districts are referred to as commercial zoning districts:

(1) Freeway Interchange Commercial (FIC),

(2) Rural Commercial (RCM),

(3) Urban Growth Area–Rural Commercial (UGA–RCM).

(B) The title “commercial zoning district” is for reference only.

[Adopted 98-200 §3 eff 3/4/98]

927.600 Residential zoning districts

(A) The following zoning districts are referred to as residential zoning districts:

(1) Rural Residential (RR),

(2) Urban Growth Area–Rural Residential (UGA–RR).

(B) The title “residential zoning district” is for reference only.

[Adopted 98-200 §3 eff 3/4/98]

927.650 Public Services zoning districts

(A) The following zoning districts are referred to as public services zoning districts:

(1) Public Services (PS)

(B) The title “public services zoning district” is for reference only.

[Adopted 16-206 §2 eff 7/5/16]

927.700 Division of zoning maps

(A) The Zoning Map, may, for convenience of use and for purposes of more readily identifying locations within such Zoning Map, be produced at different scales by methods such as computer software or GIS. Such maps may be employed for purposes of identifying specific properties and the zoning of such properties.

(B) The Assessor’s maps having zoning district designations shown thereon may also be used for land use planning purposes to determine the location of property.

(C) If a conflict exists between the Zoning Map and the maps produced at different scales or between the Zoning Map and the Assessor’s maps, the Zoning Map shall govern.

[Adopted 98-200 §3 eff 3/4/98]

927.800 Relation of land use designations in the *Comprehensive Plan* and zoning districts in the Development Code

The relationship between the designations in the *Comprehensive Plan* and the zoning districts of the Land Development Code are set forth in Appendix 2 following this Chapter.

[Adopted 98-200 §3 eff 3/4/98]

Statutory References and Other Authorities:

ORS 197; 203; 215; 517

Legislative History of Chapter 927:

Adopted 98-002 eff 3/4/98

Amendments to 98-002

#1 99-121 §8 eff 6/30/99

#2 99-156 §5 eff 6/30/99

#3 04-043 §3 eff 4/28/04

#4 16-070 §5 eff 4/13/16

#5 16-206 §2 eff 7/5/16

#6 19-297 §2 eff 10/8/19

Appendix 1 — Tables of Zoning Districts and Overlays

Table 1 — Rural Resource Zone		
LCC	Abbrev.	Description
	EFU	Exclusive Farm Use
	F/F	Farm/Forest
	FCM	Forest Conservation and Management

Table 2 — Rural Development Zone			
LCC	Abbrev.	Description	
929	AB	Agribusiness	
	FIC	Freeway Interchange Commercial	
	HI	Heavy Industrial (including HI uses by Urban Exception)	
	LI	Limited Industrial (including LI uses by Urban Exception)	
	NR	- 5	Non-resource, 5-ac. minimum
		- 10	Non-resource, 10-ac. minimum
	RCM	Rural Commercial	
	PS	Public Services	
	RCT	-5	Rural Center, 5-ac. minimum
		-2½	Rural Center, 2½-ac. minimum
		-1	Rural Center, 2½-ac. minimum
	RR	-10	Rural Residential, 10-ac. minimum
		-5	Rural Residential, 5-ac. minimum
		-2½	Rural Residential, 2½-ac. minimum
		-1	Rural Residential, 1-ac. minimum
UD	-I	Urban Development – Eastgate Exception Site	
	-II	Urban Development – Highway 34 Exception Sites	

Table 3 — Urban Growth Area Zone				
LCC	Abbrev.		Description	
930	UGA	-EFU-80	Urban Growth Area-Exclusive Farm Use-80	
		-F/F	Urban Growth Area-Farm/Forest	
		-HI	Urban Growth Area-Heavy Industrial	
		-LI	Urban Growth Area-Limited Industrial	
		-AB	Urban Growth Area-Agri-business	
		-RCM	Urban Growth Area-Rural Commercial	
		-RR	-5	Urban Growth Area-Rural Residential, 5-ac. minimum
			-2½	Urban Growth Area-Rural Residential, -2½ ac. minimum
			-1	Urban Growth Area-Rural Residential, 1-ac. minimum
		-UGM	-20	Urban Growth Management, 20-ac. minimum
		-UGM	-10	Urban Growth Management, 10-ac. minimum
-UGM	-5	Urban Growth Management, 5-ac. minimum		
-UGM	-2½	Urban Growth Management, 2½ ac. minimum		

Table 4 — Overlays		
LCC	Abbrev.	Description
931	AO	Airport Overlay
	ARO	Aggregate Resource Overlay
	DAO	Delayed Annexation Overlay
	HRO	Historic Resource Overlay
	LUO	Limited Use Overlay
	SBHO	Sensitive Bird Habitat Overlay
	WRGO	Willamette River Greenway Overlay

APPENDIX 2 – IMPLEMENTATION MATRIX

Zoning Districts (columns) Allowed Within Each Comprehensive Plan Map Designation (rows)

	RRZ			RDZ										UGAZ			
	EFU	FCM	F/F	RR ¹	RCT	RCM	FIC	AB	NR	LI	HI	UD-I	UD-II	UGA-LI	UGA-HI	UGA ^{2,3}	UGM ⁴
Agriculture Resource	X		X					X									
Farm/Forest	X		X					X									
Forest Resource		X															
Rural Residential				X													
Rural Residential Reserve	X		X														
Rural Center					X			X		X	X						
Commercial						X	X	X									
Industrial										X	X	X	X	CITY	CITY	CITY	CITY
Industrial Reserve	X	X	X														
Urban Growth Area	X		X	X		X	X	X		X	X			X	X	X	X
Non-resource Lands									X								

Zoning districts

- EFU** Exclusive Farm Use
- F/F** Farm/Forest
- FCM** Forest Conservation and Management
- AB** Agribusiness
- RR¹** Rural Residential (RR-10; RR-5; RR-2½; RR-1)
- RCT** Rural Center (RCT-5; RCT-2½; RCT-1)
- RCM** Rural Commercial
- FIC** Freeway Interchange Commercial
- LI** Limited Industrial
- HI** Heavy Industrial
- NR** Non-resource (NR-5; NR-10)
- UD – I** Urban Development – Eastgate

- UD – II** Urban Development – Highway 34
- UGA²**
- UGA-RR³** Urban Growth Area – Residential (UGA-RR-5; UGA-RR-2½; UGA-RR-1)
- UGA-LI** Urban Growth Area – Limited Industrial
- UGA-HI** Urban Growth Area – Heavy Industrial
- UGA-EFU-80** Lebanon Urban Growth Area; treat as EFU
- UGA-FF** Lyons Urban Growth Area; treat as FF
- UGA-RCM** Lebanon Urban Growth Area; treat as RCM

- UGA-UGM⁴** Urban Growth Management (UGM-20; UGM-10; UGM-5; UGM-2½ – Halsey)

Overlays

- AO** Airport Overlay
 - ARO** Aggregate Resource Overlay
 - DAO** Delayed Annexation Overlay
 - HRO** Historic Resource Overlay
 - LUO** Limited Use Overlay
 - SBHO** Sensitive Bird Habitat Overlay
 - WRGO** Willamette River Greenway Overlay
- [Adopted 80-335 eff 9/2/80; amd 99-156 §1 eff 6/30/99; 04-043 §1 eff 4/28/04]

¹all densities.

²including those UGA districts not shown on the matrix.

³all densities.

⁴all densities.

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