

2.101 General Provisions

Zoning seeks to group like uses together, to separate incompatible uses, and to allow a wide range of land uses in appropriate environments and with appropriate regulations. The zones are depicted on the Official Zoning Map. This Section sets forth the regulations for each zone in the City.

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2.101.01 Establishment of Zoning

All areas within the corporate limits of the City of Woodburn are divided into distinctive land use categories, as depicted on the Official Zoning Map. The use of the territory within a zoning district shall be limited to the uses specified in the zoning district.

2.101.02 Zoning Districts

The City of Woodburn shall be divided into the following zoning and overlay districts:

- A. Residential Zones:
 - 1. Residential Single Family (RS)
 - 2. Nodal Single Family Residential (RSN)
 - 3. Retirement Community Single Family Residential (R1S)
 - 4. Medium Density Residential (RM)
 - 5. Nodal Multi-Family Residential (RMN)
- B. Commercial Zones
 - 1. Downtown Development and Conservation (DDC) zone
 - 2. Commercial General (CG) zone
 - 3. Commercial Office (CO) zone
 - 4. Mixed Use Village (MUV) zone
 - 5. Neighborhood Nodal Commercial (NNC) zone
- C. Industrial and Public and Semi-Public Zones
 - 1. Industrial Park (IP) zone
 - 2. Light Industrial (IL) zone
 - 3. Southwest Industrial Reserve (SWIR)

4. Public and Semi-Public (P/SP) zone
- D. Overlay Districts
1. Gateway Commercial General Overlay District
 2. Interchange Management Area Overlay District
 3. Neighborhood Conservation Overlay District
 4. Nodal Overlay Districts
 5. Riparian Corridor and Wetlands Overlay District
 6. Southwest Industrial Reserve

2.101.03 Classification of Uses

- A. Within each zone, uses are classified as “permitted,” “special,” “conditional,” “specific conditional” and “accessory.” Further, uses are functionally classified by description of the particular activity (such as “site-built single-family dwelling”).
- B. Where a use is not defined in Section 1.102, the words of this ordinance describing such a use are to be given their ordinarily accepted meaning, except where the context in which they are used clearly indicates otherwise.
- C. In many cases, uses are listed under convenient categories. Such titles of subsections do not indicate nor shall they be construed as meaning that they themselves independently designate permitted, special, conditional or accessory uses. They are provided for ease of reference only.
- D. The uses listed in each use classification refer to the “predominant use.” The term “predominant use” not only describes the principal use but also allows for “ancillary uses” and “required supporting uses.” “Predominant use” does not differentiate about the duration of a use, uses of both permanent and temporary nature are considered to be the same.
- E. An ancillary use is a use that is subsidiary to a predominant use and is either vertically integrated with, or directly linked with, the conduct of a predominant use, or is exclusively for the benefit of occupants, or employees, of a predominant use.

2.101.04 Other Use Provisions

The Woodburn Development Ordinance (WDO) included standards and procedure for development within the City of Woodburn. All development is subject to the standards of the WDO. The uses authorized in each zone are listed in Sections 2.102, 2.103, 2.104 and 2.106. There are additional standards, including standards for Accessory Uses (Section 2.201), Special Uses (Section 2.202), Conditional Uses (Section 2.203), Streets (Section 3.101), Utilities and Easements (Section 3.102), Setbacks (Section 3.103), Access (Section 3.104), Off-Street Parking and Loading (Section 3.105), Landscaping (Section 3.106), Architectural Design (Section 3.107), and Signs (Section 3.110).