

## 151. OFFICIAL POLICIES OF THE TOWN

### 151.01 COMPREHENSIVE PLAN OF LAND USE AND THOROUGHFARES

- A. It is hereby declared to be the policy of the Town of Pendleton to consider the zoning and subdivision of land and the subsequent development of the subdivided plat as subject to the control of the Town of Pendleton pursuant to the official Comprehensive Plan of the Town of Pendleton for the orderly, planned, efficient, and economical development of land within the planning jurisdiction of the Town of Pendleton.
- B. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until proper provision has been made for drainage, water supply, sewerage, schools, recreation facilities, and other elements of a viable community.
- C. The existing and proposed public improvements shall conform to and be properly related to the proposals of the Comprehensive Plan and the capital budget program of the Town of Pendleton.
- D. It shall be the policy to promote a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
- E. It shall be the policy to encourage a development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the Comprehensive Plan.

### 151.02 OFFICIAL ZONING DISTRICTS AND MAP

#### 151.02.01 Zoning Districts

The territory within the jurisdiction of the Town Plan Commission is hereby classified and divided into thirteen districts designated as follows:

District Designation	Type of District	Code Section
A	Agricultural	158.02.01
R/OS	Recreation/Open Space	158.02.02
RR	Rural Residential	158.02.03.B
SF	Single Family Residential	158.02.03.B
HR	Historic Residential	158.02.03.B
RMH	Residential Mobile Homes	158.02.03.C
TF	Two-Family Residential	158.02.03.D
MF	Multi-Family Residential	158.02.03.E
I	Institutional	158.02.04
DB	Downtown Business	158.02.05.B
PB	Planned Business	158.02.05.C
PI	Planned Industrial	158.02.06B
HO	Historic Overlay	158.02.07

#### 151.02.02 Zoning Map

The current zoning map, as amended, is hereby incorporated by reference in this Section. The map shows the boundaries of the area covered by the districts. The notations, references, indications, and other matters shown on the zoning map as amended are a part of this Section

as if they were fully described herein. The map captioned "Pendleton Corporation Zoning Map" constitutes the zoning map.

**151.03. ZONING OF ANNEXED AND VACATED AREAS**

- A. Territory which may hereafter be annexed to the town shall at the time of annexation, be rezoned to the appropriate district classification described herein.
- B. Whenever any street, alley, public way, railroad right-of-way, waterway, or other similar area is vacated by proper authority, the districts adjoining each side of such street, alley, public way, railroad right-of-way, or similar areas shall include all the area to the center of such vacation which shall then be subject to all appropriate regulations of the extended districts. In the event of a partial vacation, the adjoining district, or district nearest the portion vacated, shall include all of the vacated area.

**151.04. INTERPRETATION OF DISTRICT BOUNDARIES"**

- A. In determining the boundaries of districts, and establishing the provisions applicable to each district, due and careful consideration has been given to the existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted, and the conservation of property values throughout the jurisdiction of the Plan Commission.
- B. Where uncertainty exists as to the exact boundaries of any district as shown on the zone map, the following rules shall apply:
  - 1. In unsubdivided areas, or where a district boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the zoning map.
  - 2. Boundaries indicated as approximately following the center lines of thoroughfares or highways, street lines or highway right-of-way lines, or alleys shall be construed to follow such center lines.
  - 3. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
  - 4. Boundaries indicated as approximately following Town limits shall be construed as following such Town limits.
  - 5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
  - 6. Boundaries indicated as following shore lines shall be construed to follow such shore lines; and in the event of change in the shoreline, shall be construed as moving with the actual shoreline.
  - 7. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines, provided, however, when streams meander from the stream bed as it existed on the effective date of this Code, the boundaries shall be construed as following the original stream bed, except for floodplain boundaries which are somewhat dependent on streams for their definition.
  - 8. Boundaries indicated as approximately following flood plain lines shall be construed to follow such contour lines. In addition to the boundaries shown on the zone maps,

the flood plain boundaries of minor ditches and streams may be designated as being 100 feet either side of the edge of the water at mean elevation, or the outer edges of a horizontal plane

established at an elevation of five feet above the mean water level, whichever is the greater distance. In this case, the stream, or ditch, shall be designated as one which flows at least 180 days of the year.

9. Boundaries indicated as parallel to or extensions of features indicated in SubSections 1 through 7 above shall be so controlled. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
10. Where physical or cultural features existing on the ground are at variance with those shown as the Official Zoning Map, or in other circumstances not covered by SubSections 1 through 6 above, the Board of Zoning Appeals shall interpret the boundaries.
11. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Code, the Board of Zoning Appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.
12. In the case of further uncertainty, the Board of Zoning Appeals shall interpret the intent of the zoning map concerning the location of the boundary.