

BINGEN MUNICIPAL CODE

Chapter 17.12

ZONING MAPS AND DISTRICTS

Sections:

- 17.12.010 Text and official map.
- 17.12.020 Purpose.
- 17.12.030 Use classifications.
- 17.12.040 Boundaries of districts, streets and alleys, lot lines.
- 17.12.050 Divided ownership.

17.12.010 Text and official map.

This title consists of the text and the map or maps identified by the approving signature of the mayor, city clerk and city attorney, and marked and designated as “Zoning Map, Bingen, Washington,” which map is placed on file in the offices of the city clerk and county auditor. The map has been examined and duly considered in detail by the city council and is adopted as part of this title. This title and each and all of its terms and mapped details is to read and be interpreted in the light of the contents of the maps and their relationship to the comprehensive plan. If any conflict between the map and the text to this title arises, the text of this title shall prevail. (Ord. 440, Att. A (part) 1997).

17.12.020 Purpose.

The zoning map adopted for the city is an official map and land use policy to control and direct the use and development of property in the municipal territory by dividing it comprehensively into districts according to the present and potential use of the properties. (Ord. 440, Att. A (part) 1997).

17.12.030 Use classifications.

To effectuate the comprehensive plan adopted by the city council and amended from time to time, lands within the incorporated territory of the city are classified into the following categories on the zoning map:

- A. Single-Family Residential District (R1 is the map symbol);
- B. Two-Family Residential District (R2 is the map symbol);
- C. Multi-Family Residential District (R3 is the map symbol);
- D. Mobile Home Residential District (MHR is the map symbol);

- E. Local Commercial District (C1 is the map symbol);
- F. General Commercial District (C2 is the map symbol):
- G. Light Industrial District (M1 is the map symbol);
- H. Heavy Industrial District (M2 is the map symbol);
- I. Temporary Use District (TU is the map symbol);
- J. Unmapped District (UM is the map symbol);
- K. Aggregate Resource District (AR is the map symbol);
- L. Mixed Use Development District (MU is the map symbol) (Ord. 440, Att. A (part) 1997).

17.12.040 Boundaries of districts, streets and alleys, lot lines.

The boundaries of the various districts shown on the zoning map are, unless otherwise indicated, streets, alleys, lot lines, section lines, or other lines of demarcation as shown on the map. Where a street layout property line or other boundary, on the ground varies from that shown on the zoning map, and where property or other boundary lines do not exist or are not shown on the zoning map, the designations shown on the map scale or other method so as to carry out the intent and purpose of the zoning map in that district. (Ord. 440, Att. A (part) 1997).

17.12.050 Divided ownership.

Where a district boundary line, as shown on the zoning map, divides a lot or other unit of property in a single ownership at the time of passage of this title, the use permitted on the least restrictive portion of such lot may extend to the portion lying in the more restrictive district a distance of not more than fifty feet beyond the district boundary line. (Ord. 440, Att. A (part) 1997).