

Chapter 2.1 - Organization of Land Use Districts

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2.1.100 Classification of Land Use Districts

Every parcel, lot, and tract of land within the city limits of the City of Cottage Grove is designated with a land use (zoning) district. The use of land is limited to the uses allowed by the applicable land use district and/or overlay zone. The applicable land use districts and overlay zone(s) are determined based on the Land Use District Map and the provisions of this Chapter, which shall be consistent with the City of Cottage Grove Comprehensive Plan, as indicated in Table 2.1.100.

Table 2.1.100 Land Use Districts

Comprehensive Plan Designation	Applicable Land Use District
Low Density Residential	Single Family Restricted (R) Single Family Residential (R-1)
Medium Density Residential	Multifamily Residential (R-2) Residential Commercial (RC) Mobile Home Park (MHP)
High Density Residential	Multifamily Residential (R-3) Residential Commercial (RC)
Residential Commercial	Residential Commercial (RC)
Central Business District	Central Business District (C-2)
Community Commercial	Community Commercial (C-2P) Residential Commercial (RC)
Commercial Tourist	Commercial Tourist (CT) Limited Commercial Tourist (CT/L)
Industrial	Light Industrial (M-1) Heavy Industrial (M-2) Business Park (BP)

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Public/Quasi Public	Parks & Recreation (PR)
Parks & Open Space	Parks & Recreation (PR)
Combining Districts	Airport Overlay (AO) Historic Preservation (HP) Willamette River Greenway (GR)

2.1.200 Land Use District Map

- A. Consistency with Land Use District Map.** The boundaries of the land use districts contained within this chapter shall coincide with the land use district boundaries identified on the City’s official zoning map. Said map by this reference is made a part of this Development Code. The official zoning map, and any map amendments, shall be maintained by the City. See Chapter 6 for a compilation of recent map amendments.
- B. Applicability of land use standards.** Each lot, tract, and parcel of land or portion thereof within the land use district boundaries designated and marked on the zoning map is classified, zoned and limited to the uses hereinafter specified and defined for the applicable land use district.

2.1.300 Determination of Land Use District Boundaries

Where due to the scale, lack of scale, lack of detail or illegibility of the City zoning map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of a district boundary line, the boundary line shall be determined by the Community Development Director in accordance with all of the following criteria:

- A. Rights-of-way.** Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks, alleys, irrigation canals, bridges, or other right-of-way shall be construed to follow such center lines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same land use district designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a land use district boundary, the lands within the right-of-way now vacated shall be allocated proportionately among the subject land use districts;
- B. Parcel, lot, tract.** Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries;
- C. Jurisdiction boundary.** Boundaries indicated as approximately following a City or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary; and
- D. Natural features.** Boundaries indicated as approximately following a river, stream, drainage channel, drainage basin, topographic contour or other changeable natural feature not corresponding to any feature listed in subsection A-C, above, shall be construed as following such feature, except that the location may be corrected administratively through a Type II (Code Interpretation) procedure, in accordance with Chapter 4.8.