

CHAPTER 1  
GENERAL ORDINANCE PROVISIONS

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1.101 TITLE

This Ordinance shall be known and may be referred to as the City of Lafayette Zoning and Development Ordinance.

1.102 PURPOSE AND SCOPE

**1.102.01 Purpose**

This Ordinance is enacted to:

- A. Implement the goals and policies of the City of Lafayette Comprehensive Land Use Plan;
- B. Provide methods of administering and enforcing the provisions of this Ordinance; and
- C. Promote the public health, safety, and general welfare of the community.

**1.102.02 Conformance Required**

The use of all land, as well as the construction, reconstruction, enlargement, structural alteration, movement, use, or occupation of any structure within the City of Lafayette shall conform to the requirements of this Ordinance.

**1.102.03 Violations**

Upon failure to comply with any provision of this Ordinance, or with any restrictions or conditions imposed hereunder, the Council may withhold any further permits and may withhold or withdraw City utility services until correction is made. Notwithstanding any such action taken by the Council, any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with any of the provisions of the Ordinance, or who resists the enforcement of such provisions, shall be subject to civil penalties of no more than \$300.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**1.102.04 Interpretation**

The provisions of this Ordinance shall be interpreted as minimum requirements. When this Ordinance imposes a greater restriction than is required by other provisions of law, or by other regulations, resolutions, easements, covenants or agreements between parties, the provisions of this Ordinance shall control.

**1.102.05 Savings Clause**

Should any section, clause or provision of this ordinance be declared invalid by a court of competent jurisdiction, the decision shall not affect the validity of the Ordinance as a whole or of the remaining sections. Each section, clause and phrase is declared severable.

**1.102.06 Conflicting Ordinances**

City of Lafayette Ordinance 379 all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

## 1.103 ESTABLISHMENT OF ZONING DISTRICTS

### **1.103.01 Districts**

For the purposes of this ordinance, the incorporated area of the City of Lafayette, Oregon, is hereby divided into the following zoning districts:

Zoning District Name	Section
Limited Residential District (RA)	2.101
Low Density Residential District (R-1)	2.102
Medium Density Residential District (R-2)	2.103
Residential-Commercial District (RC)	2.104
Commercial-Core District (C-1)	2.105
Commercial-General District (C-2)	2.106
Industrial District (I)	2.107
Public District (P)	2.108
Restricted Development Overlay District (RD)	2.111
Flood Plain Overlay District (FP)	2.112

### **1.103.02 Boundaries**

- A. The zoning district boundaries are shown on the zoning map of the City of Lafayette. This map is made a part of this Ordinance.

Any future changes to the zoning of land within the City of Lafayette which are approved under the provisions of this Ordinance shall be appropriately depicted on the Lafayette Zoning Map.

- B. The Planning Commission shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of such boundaries on the Lafayette Zoning Map, the Planning Commission shall rely on the Lafayette Comprehensive Plan Map and the following guidelines for the location of zoning district boundaries; property lines; lot lines; center lines of streets, alleys, streams, or railroads; City boundaries; notations on the Lafayette Zoning Map; or other planning criteria determined appropriate by the Planning Commission.