

CHAPTER 1: ZONING DISTRICTS

1.01 ESTABLISHMENT OF DISTRICTS.....3

1.02 OFFICIAL ZONING MAP.....3

1.03 RULES OF INTERPRETATION OF DISTRICT BOUNDARIES3

CHAPTER 1: ZONING DISTRICTS

1.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-1	Residential Single-family – One Unit per Acre
RSF-2	Residential Single-family – Two Units per Acre
RSF-4	Residential Single-family – Four Units per Acre
RMF-2	Residential Multi-family – Two Units per Acre
RMF-4	Residential Multi-family – Four Units per Acre
R-O	Residential-Office
MU	Mixed Use
C-1	Neighborhood Commercial
C-2	Central Business Commercial
I-1	Heavy Commercial and Light Industrial
P-1	Institutional

1.02 Official Zoning Map

- (A) *Map.* The city is hereby divided into zones, or districts, as shown on the official zoning map, which together with all explanatory matter whereon, is hereby adopted by reference and declared to be a part of this chapter.
- (B) *Signature/seal.* The official zoning map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the city.
- (C) *Location.* The official zoning map shall be located in the office of City Clerk.
- (D) *Changes.*
 - (1) *Entry on map.* In accordance with the provisions of the state law, changes are made in the district boundaries or other matter portrayed on the official zoning map such changes shall be entered on the official zoning map as promptly as is possible after the amendment has been approved by the City Council, with an entry on the official zoning map as follows:

"Amended to ____ by Ordinance No. ____."
 - (2) *Effective date.* Amendments to this ordinance which involve matters portrayed on the official zoning map shall be effective upon the passage, approval, and publication of the amended ordinance.
 - (3) *Changes/unauthorized.* No changes of any nature shall be made in the official zoning map or matter shown except in conformity with the procedures set forth in this chapter.

1.03 Rules Of Interpretation Of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- (A) *Center lines.* Boundaries indicated as approximately following the center lines of streets highway, or alleys shall be construed to follow such center lines.
- (B) *Platted lot lines.* Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (C) *City limits.* Boundaries indicated as approximately following the city limits shall be construed as following such city limits.
- (D) *Bodies of water.* 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.
- (E) *Extensions.* Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (D) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (F) *Physical or cultural features.* Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections (A) through (E) above, the Planning Commission Chair shall interpret the boundaries.
- (G) *Divided lot/single ownership.* Where a district boundary line divides a lot which was in single ownership, the Planning Commission may permit the extension of regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.