

CHAPTER 1050

GENERAL ZONING DISTRICT PROVISIONS

SECTION:

- 1050-1: Establishment of Districts
- 1050-2: Zoning District Boundaries
- 1050-3: Zoning Map
- 1050-4: Annexations

1050-1: ESTABLISHMENT OF DISTRICTS: In order to classify, regulate and restrict the location of trade and industry, and the location of buildings designated for specific uses, to protect residential uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards and open space within and surrounding such buildings, the City is hereby divided into zoning districts. The use, height and area regulations shall be uniform in each district, and said districts shall be known as:

A. Urban Reserve Districts:

- 1. UR, Urban Reserve District.

B. Residential Districts:

- 1. R-1, Single Family Residential District.
- 2. R-2, Single Family Manufactured Home Park District.
- 3. R-3, Medium Density Residential District.
- 4. R-4, High Density Residential District.
- 5. R-B, Residential Business District.

C. Business Districts:

- 1. B-1, Central Business District.
- 2. B-2, Highway Business District.

D. Industrial Districts:

- 1. I-1, Light Industrial District.
- 2. I-2, Heavy Industrial District.

E. Institutional Districts:

- 1. INS, Institutional District

F. Special Districts:

1. PUD, Planned Unit Development District.

G. Environmental Protection Districts:

1. FP, Floodplain Overlay District.
2. S, Shoreland Overlay District.

1050-2: ZONING DISTRICT BOUNDARIES: Zoning district boundary lines established by this Ordinance generally follow lot lines, the center lines of railroad rights-of-way, street rights-of-way, watercourses or the corporate limit lines, all as they exist upon the effective date of this Ordinance.

- A. Appeals concerning the exact location of a zoning district boundary line shall be heard by the Council serving as the Board of Zoning Appeals pursuant to Chapter 1003 of this Ordinance.
- B. Whenever any street, alley or other public way is vacated by official action by the City, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.
- C. All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways or railroad rights of way. Where the center line of a street, alley, public way or railroad rights of way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.
- D. All areas within the corporate limits of the City which are under water and which are not shown as included within any zone shall be subject to all regulations of the zone which immediately adjoins such water area. If such water area adjoins two (2) or more zones, the boundaries of each zone shall be construed to be extended into the water area in a straight line until they meet the other district at the halfway point and/or to the corporate limits.

1050-3: ZONING MAP: The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning map entitled Montrose Zoning Map. Said Map shall be on file with the Zoning Administrator, and hereinafter referred to as the "Zoning Map". Said map and all the notations, references; and other information shown thereon shall have the same force and effect as if fully set forth herein and

thereby made a part of this Ordinance by reference. It is the responsibility of the Zoning Administrator to maintain the Montrose Zoning Map, and amendments thereto shall be recorded on said Map. The Official Montrose Zoning Map shall be kept on file in the City Hall.

1050-4: ANNEXATIONS: All territory hereafter annexed to the City which is not shown on the Zoning Map shall automatically, upon annexation, be classified within the UR, Urban Reserve District and shall be subject to all regulations, notations, references and conditions as are applicable to said District until such time that a determination may be made as to the proper district classification for such territory and an amendment can be made to that effect.