

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

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Section 1100.01: INTENT. The Zoning Districts are intended to assist in carrying out the intents and purposes of the Comprehensive Plan, and are based upon the Comprehensive Plan, which has the purpose of protecting the public health, safety, convenience, and general welfare.

Section 1100.02: DISTRICTS. For the purposes of this Ordinance, the City of Kimball is hereby divided into the following Zoning Districts:

| <u>Symbol</u> | <u>Name</u> |
|---------------|-----------------------------|
| AG | Agricultural |
| R-1 | Urban Residential |
| R-2 | Multi-Family Residential |
| R-3 | Mobile Home |
| B-1 | Highway Commercial/Business |
| I-1 | Industrial |

Zoning Districts are divided according to the principal use of the property located therein. No lot shall have more than one principal use. If more than one principal use presently exists on a lot, the owner shall designate one use as the principal use and the other use(s) shall become non-conforming use(s). Once made, this designation may not be changed without written approval of the Council.

Section 1100.03: ZONING MAP. The location and boundaries of the districts established by this Ordinance are set forth on the official Zoning Map which is hereby incorporated as part of this Ordinance, and which is on file with the City Clerk's Office.

Subd 1. Lines. District boundary lines recorded on the City Zoning Map are intended to follow lot lines, the centerline of streets or alleys, the centerline of streets or alleys projected, railroad rights-of-way lines, the center of watercourses, or the corporate limit lines as they exist at the time of enactment of this Ordinance.

Subd. 2. Street Vacation. Whenever any street, alley, or other public way is vacated, the Zoning District adjoining that of such vacated street, alley or public way shall be automatically extended to the center of such vacated area, and all area included therein shall be then and thence forth subject to all regulations of the extended district.

Subd. 3. Annexation. All territory which may hereafter be annexed to the City shall be considered zoned in the same manner as the contiguous territory inside the previous City limits until otherwise classified.

Subd. 4. Maintain Map. The Zoning Administrator shall maintain and amend the Zoning Map. The Zoning Administrator shall make or cause to have made any corrections or amendments to the Zoning Map after all of the procedures outlined in this ordinance for the making of such revisions or amendments have been followed by the City Council. Amendments to the Zoning Map shall be recorded on said map within fifteen days after adoption by the Council. The copy of

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the official Zoning Map shall be kept on file in the office of the City Clerk and shall be open to the public inspection at all times during which the office of the City Clerk is customarily open.