ARTICLE C. DISTRICTS AND BOUNDARIES

Sec. 6-3-21. Districts enumerated.

(a) The areas of the county designated and shown by the zoning district map are hereby divided into the following districts:

TABLE INSET:

DISTRICT	DISTRICT NAME
Residential	
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Single-Family Residential District
R-4	Two-Family Residential District
R-5	Multifamily Residential District
R-6	Multifamily Residential District
R-7	Mobile Home Residential District
RI-1	Institutional District
Agricultural	
AG-1	Agricultural District
AG-2	Agricultural District
AG-3	Agricultural District
FA	Forest Agricultural District
RDD	Rural Development District
Commercial	
C-1	Neighborhood Commercial District
C-2	General Commercial District
C-3	Central Commercial District
OP-1	Office/Professional District
Industrial	
I-1	Light Industrial District
I-2	Heavy Industrial District
Mixed Use	
H-1	Historic Resources District
PDD	Planned Development District
WD	Waterfront Development District

(b) In addition, the FIA flood hazard boundary maps designating flood hazard areas for the county, as prepared by the Department of Housing and Urban Development, Federal Insurance Administration, copies of which are on file in the office of the clerk of court, are hereby adopted by reference and are fully a part of this chapter as if set forth in this section.

(Ord. No. 13-86, § III.A, 12-2-86; Ord. No. 13-92, § I, 6-23-92; Ord. No. 26-98, § I, 11-2-98; Ord. No. 14-99, § II, 4-20-99)

Sec. 6-3-22. District boundaries.

(a) The boundaries of the zoning districts are shown upon the maps attached hereto and made a part hereof, which maps are designated as the "Zoning District Maps," as prepared by IdeNovo (Formerly GeoPower Technologies, Inc.) of Markham, Ontario, Canada in 1999, based upon basemaps prepared by Analytical Systems, Inc. of Colorado Springs, Colorado, from orthophotography obtained in 1992.

(b) Whenever any street, alley or other public way is vacated in the manner authorized by law, 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) Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning district map, or on the FIA flood hazard boundary map, accompanying and made a part of this chapter, the following rules apply:

(1) In cases where a boundary line is given a position within a street or alley, easement, navigable or nonnavigable stream, it shall be deemed to be in the center of the right-of-way of the street, alley, easement, canal or stream. If the actual location of such street, alley, easement, canal or stream varies slightly from the location as shown on the district map, then the actual location shall control.

(2) In cases where a boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control.

(3) Where the district boundaries, as shown on the zoning district map, approximately coincide with lot lines or the county limit line, the lot lines or county limit line shall be construed to be the district boundary line unless otherwise indicated.

(4) In cases where district boundaries as shown on the zoning district map do not coincide or approximately coincide with street lines, alley lines or lot lines, and no dimensions are shown, the location of such district boundary lines shall be determined by the use of the scale appearing on the map.

(Ord. No. 13-86, § III.B, 12-2-86; Ord. No. 14-99, § III, 4-20-99)

Secs. 6-3-23--6-3-30. Reserved.