

## **SECTION 6 - CLASSIFICATION OF DISTRICTS**

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### **Subdivision 1: Districts**

For the purpose of this Ordinance, McLeod County is hereby divided into classes of districts, which will be designated as follows:

- “A” Agricultural District
- “R-1” Rural Residential District
- “U-E” Urban Expansion District
- “B-1” Highway Business District
- “I-1” Limited Industrial District
- “FP” Flood Plain District

### **Subdivision 2: Zoning Map**

The location and boundaries of the Districts established by this Ordinance are hereby set forth on the zoning maps. Said maps, known as the "County Zoning Maps," and consisting of sheets and all notations, references and data shown thereon, are hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described herein. It shall be the responsibility of the Zoning Administrator to maintain said maps, and amendments thereto shall be recorded on said Zoning Maps within thirty (30) days after official publication of amendments. The official Zoning Maps shall be kept on file in the Zoning Administrator's Office in the McLeod County Courthouse.

### **Subdivision 3: District Boundaries**

The boundaries between districts are, unless otherwise indicated, the center lines of highways, roads, streets, alleys or railroad rights-of-way or such lines extended or lines parallel or perpendicular thereto, or section, half-section, quarter-section, quarter-quarter-section or other fractional section lines of the United States public land surveys, as established by law. Where figures are shown on the Zoning Map between a road and a district boundary line, they indicate that the district boundary line runs parallel to the road centerline at a distance equivalent to the number of feet so indicated.

Appeals from the Board, Planning Commission or any administrative officer's determination of the exact location of district boundary lines shall be heard by the Board of Adjustment in accordance with the provisions of Section 23 of this Ordinance.

**Subdivision 4: Permitted Uses**

No building or land shall be devoted to any use other than a use permitted hereinafter in the Zoning District in which such building, structure or land is located, except for the following exceptions:

1. Conditional uses allowed in accordance with the provisions of Section 17 of this Ordinance.
2. Any structure lawfully established prior to the effective date of this ordinance, subject to the provisions of Section 20, Non-Conforming Uses.

**Subdivision 5: Uses Not Provided For in Zoning District**

Whenever a use is neither specifically permitted nor denied in any zoning district, the use shall be considered prohibited. In such case the Board or the Planning Commission may, on their own initiative or upon request of a property owner, conduct a study to determine if the use is acceptable and, if so, what zoning district would be most appropriate and what conditions and standards should be applied to the use. The Board or Planning Commission, upon receipt of the study, may initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration.

**Subdivision 6: Future Detachment**

Any land detached from an incorporated municipality and placed under the jurisdiction of this ordinance in the future shall be placed in the “A” Agricultural District until placed in another district by action of the Board of County Commissioners upon recommendation of the Planning Commission.