

ARTICLE 2. ESTABLISHMENT AND DESIGNATION OF DISTRICTS

Sec. 201. Districts.

The districts established by the zoning ordinance are hereby designated as follows:

A Agricultural Districts

- AL-10** Limited Agricultural District-Ten (10) acre minimum site area
- AG-20** General Agricultural District-Twenty (20) acre minimum site area
- AG-40** General Agricultural District-Forty (40) acre minimum site area
- AX** Exclusive Agricultural District-Forty (40) acre minimum site area

O Recreation District

NRC Natural Resources and Conservation District

RR Rural Residential Districts

- RRA** Rural Residential Agricultural District-Twenty thousand (20,000) square feet minimum site area, provided, a greater minimum site area may be required by waste disposal requirements
- RRE** Rural Residential Estate District-Thirty thousand (30,000) square feet minimum site area, provided, a greater minimum site area may be required by waste disposal requirements

PF Public Facilities Districts

R One-Family Residential Districts

- R-1-20** Twenty thousand (20,000) square feet minimum site area
- R-1-12** Twelve thousand (12,000) square feet minimum site area
- R-1-8** Eight thousand (8,000) square feet minimum site area
- R-1-6** Six thousand (6,000) square feet minimum site area

RM Multi-Family Residential Districts

- RM-3** Low density three thousand (3,000) square feet minimum site area
- RM-2** Medium density two thousand (2,000) square feet minimum site area
- RM-1.5** Medium high density one thousand five hundred (1,500) square feet minimum site area

PO Professional Office District

T Transitional Use District

C Commercial Districts

- CN** Neighborhood Commercial District
- CC** Central Commercial District
- CT** Thoroughfare Commercial District
- CS** Commercial Service District
- CHL** Limited Highway Commercial District
- CH** Highway Commercial District
- CR** Rural Commercial District

M Industrial Districts

- ML** Light Industrial District
- MH** Heavy Industrial District
- MP** Planned Industrial District

(Ord. No. 269.18, § 2, 9-5-78; Ord. No. 269.40, § 1, 10-4-94)

Sec. 202. District boundaries.

Wherever any uncertainty exists as to the boundary of a district as shown on the zoning map, the following regulations shall control:

- a. Where a boundary line is indicated as following a street, alley, railroad right-of-way, watercourse, drainage channel or other body of water, the center line of such street, alley, railroad right-of-way, watercourse, drainage channel or other body of water shall be considered to be the boundary line.
- b. Where a boundary line is indicated as following a lot line or property line, it shall be construed as following such lot line or property ownership line.
- c. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, the boundary line shall be determined by the use of the scale designated on the zoning map.
- d. Where further uncertainty exists, the Zoning Administrator, upon written application or on his or her own motion, shall determine the location of the boundary in question, giving due consideration to the location indicated on the zoning map and the objectives of the zoning ordinance and the purposes set forth in the district regulations. The Zoning Administrator's decision may be appealed in writing to the County Planning Commission.

(Ord. No. 269.40, § 1, 10-4-94)

Sec. 203. Effect of district regulations.

Except as otherwise provided in this ordinance:

- a. No structure or part thereof shall be erected, altered, added to or enlarged, nor shall any site or structure be used, designated or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted or conditional in the district in which such structure, land, or premises is located.
- b. No structure or part thereof shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such structure is located.
- c. No structure or part thereof shall be erected, nor shall any existing structure be altered, enlarged or rebuilt or moved into any district; nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, site area and building location regulations hereinafter designated for the district in which such structure or open space is located.
- d. No yard or other open space provided about any structure for the purpose of complying with provisions of this ordinance shall be considered as providing a yard or open space for any other structure, and no yard or other open space on one site shall be considered as providing a yard or open space for a structure on any other site.
- e. Two or more abutting lots may be combined and used as though a single site, in which case such combination of lots shall be deemed to be a single site for all purposes of this ordinance, so long as there shall exist on any part thereof any structure or improvement which depends for compliance with this ordinance upon the same being treated as a single site.
- f. A lot, or lots, may be divided into parts, provided that each part is equal to or exceeds the minimum lot area requirements of this Ordinance, and so long as such parts are used as though separate lots, they shall be deemed to be lots under all provisions of this Ordinance.
- g. No deed or conveyance of any portion of a site shall be made which reduces the site area, yards, off-street parking spaces, or other minimum requirements applicable to the site and use, below the minimum requirements of this ordinance, without the prospective grantor and grantee first recording, in the office of the Kings County Recorder, a covenant for the benefit of the County of Kings agreeing that such site shall continue to be maintained, operated, and used as though a single site so long as any part thereof depends on the other for compliance with the provisions of this ordinance.

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