

## Section 11 GENERAL DISTRICT PROVISIONS

### Subdivision 1: ESTABLISHMENT OF DISTRICTS

For the purpose of this Ordinance, the municipality hereby divided into the following districts:

1. RR Rural Residence
2. R-1 Single Family Residence
3. R-1A Townhouse District
4. R-2 Single or Two Family Residence
5. R-3 Multiple Family Residence
6. R-5 Planned Unit Development
7. B-1 Neighborhood Business
8. B-2 General Business
9. B-3 Highway Business
10. I-1 Light Industrial
11. I-2 Heavy Industrial
12. R-D Railroad Industrial District
13. A-U Adult Use

### Subdivision 2: OFFICIAL ZONING MAP

The boundaries of the districts established by this Ordinance are delineated on a map. The map shall be kept by the city clerk for the municipality and shall be available for public inspection. It shall be the responsibility of the Administrator to cause the map to be amended within thirty (30) days after amendments made by the governing body. The official zoning map shall be identified by the signature of the Administrator under the following words: "This is to certify that this map constitutes the official zoning map of Rice referred to in the Zoning Ordinance of the municipality.

### Subdivision 3: RECORDING THIS ORDINANCE

Notice to the effect that this Ordinance and zoning map has been adopted, stating the date of adoption, and that same may be examined in the Administrator's office, shall be recorded in the office of the County Recorder by the Administrator. The recorded notice shall serve as notice to the public or authorized property uses.

### Subdivision 4: CHANGES ON OFFICIAL MAP

No changes of any nature shall be made on the official zoning map except in conformity with the procedures set forth in this Ordinance. Any unauthorized changes made by any person shall

be considered a violation of this Ordinance and punishable as provided in the enforcement section of this Ordinance.

#### Subdivision 5: DISTRICT BOUNDARIES

1. The boundaries between districts are, unless otherwise indicated, either the center line of streets, alleys, or railroad rights-of-way. These boundaries may also follow lot lines or other property lines as indicated on the map and the center of streams, shoreline of rivers and the shoreline of lakes.
2. All areas within the corporate limits under water shall be subject to all of the regulations of the district which immediately adjoins the water area. (This should not be confused with areas subject to flooding as described elsewhere in this Ordinance.)
3. Any area shown on the Zoning map as park, playground, school, cemetery, water; etc., shall be subject to the zoning regulations of the district in which they are located. In case of doubt, the zoning regulations of the most restrictive adjoining district shall govern.
4. 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 henceforth subject to all regulations of the extended district.

#### Subdivision 6: PERMITTED USES

In all cases where a use is neither specifically permitted or denied, the use shall be considered prohibited. In such cases the use may be added as a permitted use upon approval by the City Council only after review by the Planning Commission. Such use shall be generally in keeping with all of the permitted uses identified within the respective district.