

REDWOOD COUNTY ZONING ORDINANCE
SECTION 4
CLASSIFICATION OF DISTRICTS

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SECTION 4 CLASSIFICATION OF DISTRICTS

SUBDIVISION 1. ZONING DISTRICTS

For the purposes of this Ordinance Redwood County is hereby divided into classes of districts, which shall be designated as follows:

1. “FP” FLOOD PLAIN DISTRICT
2. “S” SCENIC RIVER DISTRICT
3. “A” AGRICULTURAL DISTRICT
4. “R-1” RURAL RESIDENTIAL DISTRICT
5. “U-E” URBAN EXPANSION DISTRICT
6. “B-1” HIGHWAY BUSINESS DISTRICT
7. “I-1” LIMITED INDUSTRY DISTRICT

SUBDIVISION 2. ZONING MAP

The location and boundaries of the District established by this Ordinance are hereby set forth on the zoning maps, and said maps are hereby made a part of this Ordinance; said maps shall be known as the “County Zoning Maps”. Said maps, 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 Redwood County Courthouse.

SUBDIVISION 3. DISTRICT BOUNDARIES

The boundaries between districts are, unless otherwise indicated, the center lines of highways, roads, streets, alleys or railroad right-of-ways or such lines extended or lines parallel or perpendicular thereto, or 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 district boundary line, they indicate that the District boundary line runs parallel to the road centerline at a distance therefrom equivalent to the number of feet so indicated, unless otherwise indicated.

Appeals from the commissioners 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 26 of this Ordinance.

SUBDIVISION 4. PERMITTED USES

No structures, building or tract of land shall be devoted to any use other than a use permitted hereinafter in the Zoning District in which such structure, or tract of land shall be located, with the following exceptions:

1. Conditional uses allowed in accordance with the provisions of Section 25 of this Ordinance.
2. Any structure which will, under this Ordinance, become non-conforming but for which a building permit has been lawfully granted prior to the effective date of this Ordinance and continues to completion within one year after the effective date of this Ordinance, shall be a non-conforming structure.
3. Normal maintenance of a building or other structure containing or related to a lawful non-conforming use is permitted, including necessary non-structural repairs and incidental alterations, which do not extend or intensify the non-conforming use.

SUBDIVISION 5. USES NOT PROVIDED FOR IN ZONING DISTRICT

Whenever in any zoning district a use is neither specifically permitted or denied the use shall be considered prohibited. In such cases the board or the planning commission, on their own initiative or upon request of a property owner may conduct a study to determine if the use is acceptable and, if so, what zoning district would be most appropriate and the determination as to conditions and standards relating to development of the use. The county board or planning commission, upon receipt of the study shall, if appropriate, initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration or shall find that the use is not compatible for the development within the county.

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" AGRICULTURE DISTRICT until placed in another district by action of the Board of County Commissioners after recommendation of the County Planning Commission.