

## Section 4. General District Provisions

Subd. 1. Establishment of Districts. The following zoning classifications are hereby established within the City of Detroit Lakes:

A. Residential Districts.

1. "R-A" Agricultural Residential District
2. "R-1" Single Family Residential District
3. "R-2" Single and Two Family Residential
4. "R-3" Multiple Family Residential
5. "R-MH" Mobile Home Park District
6. "R-LB" Residential-Lakefront Business

B. Business Districts.

1. "B-1" Neighborhood Business District
2. "B-2" General Business District
3. "B-3" Auto-Oriented Business District

C. Industrial Districts.

1. "I-1" Light Industrial District
2. "I-2" Heavy Industrial District

D. Special Districts.

1. PUD Planned Unit Development District
2. FP Floodplain District
3. W Wetland Systems District

#### 4. S Shoreland District

Subd. 2. Map. The location and boundaries of the districts established by this ordinance are hereby set forth on the zoning map entitled "Zoning Map of Detroit Lakes". Said map is on file with the City Administrator, and hereinafter referred to as the "zoning map", which map and all of the notations, references, and other information shown thereon shall have the same force and effect as is fully set forth herein and thereby made a part of this ordinance by reference.

The flood insurance rate maps dated August 19, 1986, as approved by the Federal Emergency Management Agency, are hereby adopted and made a part of this ordinance by reference. Said flood insurance rate maps shall be on file with the Office of the City Administrator. **(Ordinance No. 11, Adopted 8-12-86)**

Subd. 3. Annexed Territory. Annexed territory shall be in the "R-A" District, unless special action is taken to place it in another district.

Subd. 4. Zoning District Boundaries. Zoning district boundary lines of this ordinance follow lot lines, railroad right-of-way lines, the center of water courses or the corporate limit lines, all as they exist upon the effective date of this ordinance.

A. Appeals and questions of doubt concerning the exact location of a zoning district boundary line shall be heard by the Planning Commission serving as the board of zoning adjustment.

B. When any street, alley, or other public right-of-way vacated by official action of the City, the zoning district abutting the centerline of said alley or other public right-of-way shall not be affected by such proceeding.

C. In making a determination with regard to zoning district boundaries, the Planning Commission shall utilize all available data and information which it deems appropriate and necessary for determining the location of the district boundary. Specifically, where variances exist in floodplain areas between the flood insurance rate maps and actual conditions found upon the land, the Planning Commission shall utilize the work maps which were used in preparing

the flood insurance rate map and such other data as may be appropriate and available in making its determinations regarding flood elevations and other appropriate interpretations of this ordinance. **(Ordinance No. 11, Adopted 8-12-86)**

(Pages 111-120 Reserved for Changes)