

SECTION 50

GENERAL ZONING DISTRICT PROVISIONS

Section

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20-50-1: **ESTABLISHMENT OF DISTRICTS:** In order to classify, regulate and restrict the location of trade and industry and the location of buildings designated for specific uses, to protect residential uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards, recreation and open space within and surrounding such buildings, the City of Otsego is hereby divided into zoning districts. The use, height and area regulations shall be uniform in each district, and said districts shall be known as:

A. Agricultural Districts:

- 1. "A-1", Agricultural-Rural Service District
- 2. "A-2", Agricultural-Long Range Urban Service District (General)

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B. Residential Districts:

- 1. "R-C", Residential-Rural Open Space Cluster District
- 2. "R-1", Residential-Long Range Urban Service District (River Frontage)
- 3. "R-2", Residential-Long Range Urban Service District (Large Lot)
- 4. "R-3", Residential-Long Range Urban Service District (General)
- 5. "R-4A", Residential-Suburban Single Family District
- 6. "R-4", Residential-Urban Single Family District
- 7. "R-5", Residential-Single and Two Family District
- 8. "R-6", Residential-Medium Density District
- 9. "R-7", Residential-High Density District
- 10. "R-MH", Manufactured Housing District

11. "R-B", Residential/Business District

C. Business Districts:

1. "B-1", Neighborhood Business District

2. "B-2", Highway Commercial District

3. "B-3", General Business District

4. "B-W", Business Warehouse District

5. "B-C", Business Campus District

D. Industrial Districts:

1. "I-1", Limited Industrial District

2. "I-2", General Industrial District

3. "I-3", Special Industrial District

E. Special Districts:

1. "INS", Institutional District

2. "PUD", Planned Unit Development District

3. "S", Shoreland Overlay District

4. "W", Wetland System District

5. "FP", Floodplain District

6. "WSRR", Wild and Scenic Recreational River District

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7. "HPS", Heritage Preservation Sites

20-50-2: **ZONING DISTRICT BOUNDARIES:** Zoning district boundary lines established by this Chapter generally follow lot lines, the centerlines of railroad right-of-way lines, street rights-of-way, water courses or the corporate limit lines, all as they exist upon the effective date of this Chapter.

A. Appeals concerning the exact location of a zoning district boundary line shall be heard by the Council serving as the Board of Adjustment and Appeals pursuant to Section 6 of this Chapter.

- B. Whenever any street, alley or other public way is vacated by official action of the City, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.
- C. All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways or railroad rights-of-way. Where the center line of a street, alley, public way or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.
- D. All areas within the corporate limits of the City which are under water and which are not shown as included within any zone shall be subject to all regulations of the zone which immediately adjoins such water area. If such water area adjoins two or more zones the boundaries of each zone shall be construed to be extended into the water area in a straight line until they meet the other district at the half-way point and/or to the corporation limits.

20-50-3: **ZONING MAP:** The location and boundaries of the districts established by this text are hereby set forth on the Zoning Map entitled "Zoning Map of Otsego." Said map shall be on file with the Zoning Administrator, and hereinafter referred to as the "Zoning Map." Said map and all the notations, references and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Chapter by reference.

20-50-4: **ANNEXATIONS:** All territory hereafter annexed to the City of Otsego which is not shown on the Zoning Map shall automatically upon annexation be classified within the A-1 District and shall be subject to all regulations, notations, references and conditions as are applicable to said district until such time that a determination may be made as to the proper district classification for such territory and an amendment can be made to that effect.