

ARTICLE 3
ZONING DISTRICTS IN GENERAL

Sec. 3.01 Districts Established

For the purposes of this Ordinance, the City is hereby divided into the following zoning districts:

Residential

Rural Density Residential District	(RDR)
Low Density Residential District	(LDR)
Low-Medium Density Residential District	(LMR)
Medium Density Residential District	(MDR)
Medium-High Density Residential District	(MHR)
High Density Residential District	(HDR)
Manufactured Housing District	(MHD)

Commercial

Neighborhood Business District	(NBD)
Central Business District	(CBD)
General Business District	(GBD)

Office

Office Service District	(OSD)
Office Park District	(OPD)

Industrial

Industrial District	(IND)
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Sec. 3.02 Zoning Map

A map showing the various districts into which the City is divided shall be entitled "City of Fenton Zoning Map", and shall bear the date adopted or amended, and it shall be the duty of the Mayor and City Clerk to authenticate such records by placing their official signatures thereon. The map is hereby made a part of this Ordinance.

Sec. 3.03 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts established in this Ordinance as shown on the zoning map, the following rules shall be applied:

- a. Where district boundaries are indicated as approximately following the center lines of street or highway rights-of-way or street lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
- b. Where district boundaries are so indicated that they are approximately parallel to the center lines of street or highway rights-of-way, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimension shall be determined by the use of the scale shown on the zoning map. The official Mylar map available from the City shall be used to determine such dimensions in the case of any disagreement of interpretation

- c. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries.
- d. Where the boundary of a district follows or terminates at a railroad line, such boundaries shall be deemed to be located or terminated at the rail right-of-way center line.
- e. Where the boundary of a district follows, or terminates at, a stream, lake, or other body of water, the boundary line shall be deemed to be at, or terminated at, the limit of the jurisdiction of the City unless otherwise indicated.
- f. Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be the district boundary line.
- g. The Zoning Board of Appeals shall make a determination, upon written application, or upon its own motion, in those situations where, due to the scale, lack of detail, or illegibility of the zoning map there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon or interpretation concerning the exact location of district boundary lines.

Sec. 3.04 Zoning of Vacated Public Rights-of-Way

Whenever any street, alley, or other public way within the City shall be vacated, such street, alley, or other public way or portion thereof shall automatically be zoned consistent with the zoning of the adjacent property or properties, measured from the center line.

Sec. 3.05 Zoning of Annexed Areas

Any unzoned area annexed to the City shall, immediately upon such annexation, be automatically classified as a RDR Rural Density Residential District until a zoning map for the area has been adopted by the City Council. The Planning Commission shall recommend a zoning district for such area within three (3) months after the matter is referred to it by the City Council.