

**165.02 ZONING DISTRICTS.**

1. Establishment of Districts. For the purpose and intent of this chapter, the City is hereby divided into zoning district classifications as follows:

- A-1 Agricultural District
- R-1 One- and Two-Family Dwelling District
- R-2 Multiple-Family Dwelling District
- R-3 Mobile Home Park District
- PUD Planned Unit Residential District
- C-1 Central Commercial District
- C-2 Highway Commercial District
- M-1 General Industrial District

2. Boundaries and Official Map. The boundaries of these districts are indicated and established as shown upon maps designated as the Official Zoning Map of Clarion, Iowa, which, with all their notations, designations, references, and other matters shown thereon, are as much a part of this chapter as if fully described and set forth herein. The Official Zoning Maps shall be identified by the Mayor and attested by the City Clerk under the following words:

*This is to certify that this is the Official Zoning Map referred to in Section 165.02 of the Clarion Municipal Code, dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.*

\_\_\_\_\_  
*Mayor*

\_\_\_\_\_  
*City Administrator*

Amendments, supplements, or changes of the boundaries of districts as shown on the Official Zoning Map shall be made by an ordinance amending this chapter. The amending ordinance shall refer to the Official Zoning Map and shall set out the identification of the area affected by legal description and identify the zoning district as the same exists and the new district designation applicable to said property. Said ordinance shall, after adoption and publication, be recorded by the City Clerk as other ordinances and a certified copy thereof be attached to the Official Zoning Map. Such amendatory ordinance shall, however, not repeal or reenact said map, but only amend it. The Official Zoning Map, together with amending ordinances, shall be the final authority as to current zoning status of land and water areas, buildings, and other structures in the City. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending this chapter or any subsequent amendment thereof.<sup>†</sup>

3. Interpretation of District Boundaries. Where uncertainty exists as to boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

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<sup>†</sup> **EDITOR’S NOTE:** See NOTE at the end of this chapter for ordinances amending the zoning map.

- A. Boundaries indicated as approximately following the centerlines of streets, highways, alleys or other public rights-of-way shall be construed to follow such centerlines;
  - B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
  - C. Boundaries indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines shall be construed as following such lines;
  - D. Boundaries indicated as approximately following City limits shall be construed as following such City limits;
  - E. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed as following such centerlines;
  - F. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
  - G. Boundaries not capable of being determined in the previous paragraphs shall be as dimensioned on the Official Zoning Map or if not dimensioned shall be determined by the scale shown on the map.
4. Annexed Territory. All territory which may hereafter be annexed to the City shall be considered as lying in the Agricultural (A-1) District until such classification shall have been changed by amendment.
5. General Regulations. (*Repealed by Ord. 534 – Aug. 11 Supp.*)

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