

ARTICLE III

Zoning Districts Established

Article 3: Zoning Districts Established

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Section 3.1. ZONING DISTRICTS.

The City Council shall cause to be prepared and approved, an official zoning districts map showing the various districts, which may be changed or corrected from time to time as recommended by the Planning Commission and enacted by the City Council. For the purpose and intent of this ordinance the City of Okoboji, Iowa is hereby divided into zoning districts or zones as follows:

Agricultural District	(A-1)
Single Family Residential District	(R-1)
Multiple Family Residential District	(R-2)
Lakeshore Residential District	(R-3)
General Commercial District	(C-1)

Section 3.2. OFFICIAL ZONING MAP.

The city is hereby divided into districts as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance. Amendments, supplements, or changes of the boundaries of districts as shown on the Official Zoning Map shall be made by ordinance amending the Okoboji Zoning Ordinance. 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 shall be on file in a convenient place in the municipal office of the City of Okoboji and all references hereafter to said official map described herein above. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of use, the City Council may, by resolution, adopt a new Official Zoning Map to supersede the prior official map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior zoning map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The Official Zoning Map, together with amending ordinances, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.

Section 3.3. INTERPRETATION OF BOUNDARIES.

Where uncertainty exists as to a district's boundaries of any of the aforesaid districts as shown on the official zoning map, the following rules shall apply.

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys or other public right-of-ways shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines shall be construed as following such lines;
4. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed as following such center lines;
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1-5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsection 1-6 above, the Board of Adjustment shall interpret the district boundaries.

Section 3.4. ROAD OR PUBLIC RIGHT-OF-WAY VACATION.

Whenever any road, street, or other public right-of-way is vacated by the official action of the City Council, the zoning district(s) adjoining each side of such road or public right-of-way shall automatically extend to the center of such vacation and all area included in such vacation shall then and there forth be subject to all appropriate regulations of the extended district.

Section 3.5. ZONING OF ANNEXED LANDS.

All lands, parcels or lots hereafter annexed into the City of Okoboji after the effective date of this ordinance shall be automatically zoned the (R-1) Single Family Residential District. All territory shall remain such zoning classification until such a time the annexed land may be reviewed by the Planning and Zoning Commission and recommend to the City Council to approve a zoning classification that best depicts the city's zoning classification based on the current use of the land. Said final zoning classification shall have been adopted within six (6) months of the date of annexation.