

## SECTION 1016 - GENERAL DISTRICT PROVISIONS

**1016.01**     **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 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 Tonka Bay 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:

Subd. 1.     Residential Districts.

- a.     R-1A, Single Family Residential District.
- b.     R-1B, Single Family Residential District.
- c.     R-2A, Two Family/Townhouse District.
- d.     R-2B, Two Family/Townhouse District.
- e.     R-3, Medium Density Residential District.
- f.     R-4, High Density Residential District.

Subd. 2.     Commercial Districts.

- a.     C-1, Recreational/Limited Commercial District.
- b.     C-2, General Commercial District.

Subd. 3.     Special Districts.

- a.     Park District.
- b.     PUD, Planned Unit Development District.
- c.     FP, Floodplain District.
- d.     S, Shoreland District.
- e.     W, Wetland Systems District.

**1016.02**     **ZONING DISTRICT BOUNDARIES.** Zoning district boundary lines of this Ordinance generally follow lot lines, the center lines 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 Ordinance.

Subd. 1.     Appeals. 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.

Subd. 2.     Vacation of Public Right-of-Way. 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.

Subd. 3. Streets, Alleys, Public Ways and Railroad Rights-of-Way. 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.

Subd. 4. Water Areas. All areas within the corporation 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 adjoining 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.

Subd. 5. Adult Uses. For the purpose of adult uses, as specified in Section 1015, if a building or leased spaced is intersected by the allowed area boundary, then only that portion of the building or leased space within the allowed area will be permissible for adult use principal.

**1016.03** 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 Tonka Bay". 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 Ordinance by reference.

**1016.04** ANNEXATIONS. All territory hereafter annexed to the City of Tonka Bay which is not shown on the Zoning Map shall automatically upon annexation be classified within the R-1A 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.