

**ARTICLE 2.00  
DISTRICTS AND BOUNDARIES**

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*(amended by MC28-01-03)*

2.01 BOUNDARIES OF JOINT JURISDICTIONAL AREA. The boundaries of the joint jurisdictional area shall be as follows:

Beginning at the E1/4 corner of Section 3-T104N-R49W, thence south to the SE corner of the NE1/4 NE1/4 of Section 15-T104N-R49W, thence west to the SW corner NW1/4 NE1/4 of said Section 15, thence south to the N1/4 corner of Section 22-T104N-R49W, thence west to the NW corner of the NE1/4 NW1/4 of said Section 22-T104N-R49W, thence south to the SE corner of the SW1/4 SW1/4 of said Section 22, thence west to the S1/4 corner of Section 21-T104N-R49W, thence north to the N1/4 corner of said Section 21, thence west along the north section line of Sections 21 and 20-T104N-R49W to the point of intersection with the Big Sioux River, thence northwesterly along said river to the 1/4 section line of Section 17-T104N-R49W, thence north along said 1/4 section line to the center of said Section 17, thence west to the center of Section 13-T104N-R50W, thence north to the SE corner of the NE1/4 NW1/4 of said Section 13, thence west to the SW corner of the NE1/4 NW1/4 of said Section 13, thence north to the SW corner of the NE1/4 SW1/4 of Section 12 -T104N-R50W, thence east to the SE corner of the NE1/4 SW1/4 of said Section 12, thence north to the center of said Section 12, thence east to the E1/4 corner of Section 7-T104N-R49W, thence north to the NE corner of said Section 7, thence east to the S1/4 corner of Section 5-T104N-R49W, thence north to the center of said Section 5, thence east to the E1/4 corner of Section 3-T104N-R49W or the point of beginning.

*(amended by MC28-01-03)*

2.02 DISTRICTS DESIGNATED. In order to regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of the yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes; the joint zoning jurisdiction is hereby divided into the following districts:

A-1	Agricultural	I-1	Light Industrial
RR-1	Rural Residential	I-2	General Industrial
R-1	Residential	RC	Recreation/Conservation
RR-5	Rural Residential	PD	Planned Development
C	Commercial		

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The following districts shall be designated as zoning overlay districts, imposing special regulations on the properties that fall within these overlay districts without abrogating the requirements imposed by the underlying land use district regulations:

WS Water Source Protection

2.03 INCORPORATED BY REFERENCE. The following are hereby adopted and incorporated by reference:

- (A). The Official Zoning Map of the area of jurisdiction, together with all the explanatory matter thereon and attached thereto, is hereby adopted by reference and is declared to be a part of these regulations. The map shall be signed by the Chairman of the Board of County Commissioners and the Mayor and filed with the County Auditor.
- (B). The Flood Insurance Rate Map is hereby adopted by reference and declared to be a part of these regulations. Areas shown as Zone A, AO or A1- A30 on the F.I.R.M. but which are zoned A-1 Agricultural on the zoning map shall be governed by the provisions of the RC Recreation/Conservation District.
- (C). The approved plans submitted in conjunction with any Planned Development are hereby adopted by reference and declared to be a part of these regulations.

2.04 BOUNDARIES OF DISTRICTS; MAPS. The boundaries of the districts are shown upon the official zoning map which has been made a part hereof by reference. That part of the maps designating the different districts and their boundaries and that part of the legend designating the symbols for each district shall have the same force and effect as if they were all fully set forth herein. Other notations and references thereon are for information only.

2.05 RULES WHERE UNCERTAINTY AS TO BOUNDARIES ARISES. Where uncertainty exists with respect to the boundaries of the various districts shown on the maps accompanying and made a part of these regulations by reference, the following rules apply:

- (A). The district boundaries are roads unless otherwise shown, and where the districts are bounded approximately by roads, the road shall be construed to be the boundary of the district.
- (B). Where the property has been or may hereafter be divided into blocks and platted lots, the district boundary shall be construed to coincide with the nearest platted lot lines; and where the districts are bounded approximately by platted lot lines, the platted lot lines shall be construed to be the boundary of the district, unless the boundaries are otherwise indicated on the maps.

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- (C). In unplatted property, the district boundary lines shall be determined by use of the scale appearing on the map or the legal description as indicated.

2.06 VACATION OF STREETS AND ROADS. Whenever any street, road or other public way is vacated, the zoning district adjoining each side of such street, road, or other public way is extended to the center of such vacation; and all area included in the vacation shall then and henceforth be subject to the appropriate regulations of the extended districts.

2.07 EXPANSION OF JOINT ZONING JURISDICTION. The boundaries of the joint zoning jurisdiction may be extended upon approval by resolution of the Board of County Commissioners provided such boundary line does not exceed a distance of three miles from the nearest corporate limit line and is not within three miles of any other municipality. *(amended by MC28-01-03)*

2.08 CLASSIFICATION OF LAND COMING WITHIN THE JOINT ZONING JURISDICTION. Before any territory may come under the jurisdiction of these regulations, it shall first be zoned as provided herein. *(amended by MC28-01-03)*