

SECTION 4

INTERPRETATION OF DISTRICT BOUNDARIES:
APPLICATION OF DISTRICT REGULATIONS

- 4.1 Interpretation of District Boundaries: Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
- 4.1.1 Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines;
- 4.1.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- 4.1.3 Boundaries indicated as approximately following city limits shall be construed as following city limits;
- 4.1.4 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- 4.1.5 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 lines of streams, creeks, or other bodies of water shall be construed to follow such center lines;
- 4.1.6 Boundaries indicated as parallel to or extensions of features indicated in subsections 4.1.1 through 4.1.5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
- 4.1.7 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 subsections 4.1.1 through 4.1.5 above, the Board of Adjustment shall interpret the district boundaries;
- 4.1.8 In the event any territory not shown on the Zoning Map comes under the jurisdiction of this Ordinance, such territory shall automatically be classified as a General Agricultural Zone until otherwise rezoned;
- 4.1.9 Where a district boundary as shown on a Zoning Map divides a lot of single ownership at the time of enactment of this Ordinance, the most restrictive district shall be construed as extending over the entire lot.
- 4.2 Application of District Regulations: The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:
- 4.2.1 No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered

unless in conformity with all of the regulations herein specified for the district in which it is located;

4.2.2 No building or other structure shall hereafter be erected or altered:

- a) to exceed the height;
- b) to accommodate or house a greater number of families;
- c) to occupy a greater percentage of lot area;
- d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces;

than herein required; or in any other manner contrary to the provisions of this Ordinance;

4.2.3 No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building except as hereinafter provided;

4.2.4 No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.