

1 **SECTION**

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5 **DISTRICTS AND DISTRICT MAP**

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7 **Sections:**

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9 3-1 Zoning Districts and Zoning District Map Established

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12 **Section 3-1. Zoning Districts and Zoning District Map Established**

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14 **3-1.01 Zoning Districts:** In order to regulate and restrict the location of
15 trades, professions, industries, commercial enterprises and the location
16 of buildings in designated "Zoning Districts," there are established nine
17 (9) zoning districts known as:

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- 19 ♦ Low-Density Residential District (R-1)
- 20 ♦ Medium-Density Residential District (R-2)
- 21 ♦ High-Density Residential District (R-3)
- 22 ♦ Elderly Housing Residential District (RE)
- 23 ♦ Manufactured Home Park Residential District (MH)
- 24 ♦ Neighborhood Commercial District (NC)
- 25 ♦ Highway Corridor Commercial District (HC)
- 26 ♦ Industrial District (M)
- 27 ♦ Conservation District (N)
- 28

29 **3-1.02 Zoning District Map:** Boundaries of the districts, enumerated in
30 this Ordinance, are shown on a map which is designated as the Zoning
31 District Map. This map, with its notations, references and information, is
32 a part of this Ordinance. It shall be the duty of the City to keep on file in
33 its office an authentic copy of the map and all changes, amendments or
34 additions thereto. The Official Zoning Map shall be located in the Office
35 of the Director of Community Development. The Official Zoning Map shall
36 be identified by the signature of the Mayor of the Governing Body,
37 attested by the City Clerk and bearing the seal of the City under the
38 following words: "This is to certify that this is the Official Zoning Map
39 referred to in Section 3-1 of Ordinance No. _____ of the City of
40 Raytown, Missouri" together with the effective date of this ordinance.

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42 **3-1.03 Overlay Zoning Districts:** In addition to the aforesaid zoning
43 districts, there shall be seven (7) "Overlay Zoning Districts" known as:
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1. Town Square Overlay District (TS)
2. Floodplain Overlay District (FP)
3. Housing Opportunity Residential Overlay District (HO)
4. Planned Zoning Overlay District (P)
5. Condominium Dwelling Overlay District (CD)
6. Historic Preservation Overlay District (HP)
7. Adult Entertainment Use Overlay District (AE)

3-1.04 Boundaries: In the event that uncertainties exist with respect to the intended boundaries of the various districts as shown on the zoning map(s), the following rules shall apply:

1. The district boundaries are the center lines of streets or alleys, unless otherwise indicated.
2. Where the district boundaries are not located on streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
3. Boundaries indicated as following railroad lines shall be construed to be midway between the tracks.
4. Boundaries as indicated following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline
5. Boundaries indicated as approximately following the center lines of streams or rivers or other bodies of water shall be construed to follow such center lines.
6. Where the district boundaries do not coincide with the location of streets, alleys or lot lines, the district boundaries shall be determined by the use of the scale shown on the zoning map unless an exact distance is shown.
- 6.** Where physical or constructed features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered by subsections 1 through 6 above, the Director of Community Development shall interpret the District boundaries.