

Chapter 45
ZONING DISTRICTS

SECTION:

11-45-1: Zoning Districts Established

11-45-2: Zoning District Boundaries

11-45-3: Zoning Map

XX-45-1: ZONING DISTRICTS ESTABLISHED: In order to classify, regulate, and restrict the location of trade and industry, and the location of buildings designated for specific uses, to protect residential 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 and open space within and surrounding such buildings, the town is hereby divided into zoning districts with use, height and area regulations to be uniform in each zoning district, and said zoning districts shall be known as:

- A. Rural Districts:
 - 1. R1, General Rural District
- B. Commercial Districts:
 - 1. C1, General Commercial District
- C. Industrial Districts:
 - 1. I1, General Industrial District
- D. Special Districts:
 - 1. Reserved
- E. Environmental Protection Districts:
 - 1. S, Shoreland Overlay District
 - 2. WS, Wild and Scenic River District
 - 3. FP, Floodplain Overlay District (Ord. 900, 18 Apr 22)

XX-45-2: ZONING DISTRICT BOUNDARIES: Zoning district boundary lines established by this ordinance shall generally follow lot lines, the centerlines of railroad rights-of-way, road rights-of-way, watercourses, or the political jurisdiction limit lines, all as they exist upon the effective date of this ordinance, and:

- A. Appeals concerning the exact location of a zoning district boundary line shall be heard by the board of adjustment and appeals pursuant to chapter 7 of this ordinance.
- B. Whenever any street, alley or other public way is vacated by official action of the Town, the zoning district adjoining each side of such road 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.

- C. All roads, 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 roads, public ways, or railroad rights-of-way. Where the centerline of a road, 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 centerline.

- D. All areas within the limits of the Town that are underwater and which are not shown as included within any zone shall be subject to all regulations of the zone which immediately adjoins 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 halfway point and/or to the corporate limits. (Ord. 900, 18 Apr 22)

XX-45-3: ZONING MAP: The location and boundaries of the zoning districts established by this title are hereby set forth on the zoning map entitled "Baldwin Township Zoning Map" and hereinafter referred to as the "zoning map". The official zoning map shall be on file with the clerk at the town hall 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. It is the responsibility of the zoning administrator to maintain the zoning map and record amendments thereto. (Ord. 900, 18 Apr 22)