

**CHAPTER 1 CLASSIFICATION OF DISTRICTS**

**Subd. 1. Establishment of Districts.**

The following zoning districts are hereby established within the City of Avon:

R-1	Single Family Residential District
R-2	Two-Family Residential District
R-3	Multiple-Family Residential District
R-MH	Regulations for Residential-Manufactured Home
C-1	Central Business District
C-2	Highway Commercial Business District
C-2/I-94	Commercial Business District
I-1/I-2	Industrial District
S	Shoreland Overlay District
ER	Environmental Review Overlay District
P	Park

**Subd. 2. Map.**

The location and boundaries of the districts established by this Ordinance are hereby set forth on the Zoning Map entitled "Zoning Map of Avon." Said Map is on file with the Zoning Administrator, and hereinafter referred to as the "Zoning Map" which map and all of 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.

**Subd. 3. Annexation.**

In the event of annexation of new areas to the City, such areas shall be considered to be in the "A-1" Agricultural District unless otherwise classified.

**Subd. 4. Zoning District Boundaries.**

- A. Boundaries indicated as approximately following the centerline of streets, highways, alleys or railroad lines shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to following such centerlines.
- D. Boundaries indicated as approximately following the City limits shall be construed as following such City limits.
- E. Where a district boundary line divides a lot which was in a single ownership at the time of passage of this chapter, the extension of the regulations for either portion of the lot beyond the district line into the remaining portion of the lot may be interpreted by the Zoning Administrator upon request of the owner.

**Subd. 5. District Regulations.**

The regulations of this Ordinance within each district shall be minimum regulations, and shall apply uniformly to each class or kind of structure of land, except as hereinafter provided.

- A. No buildings, structures or land shall hereafter be used or occupied and no building structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered, except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or smaller rear yards, front yard, side yards or other open spaces than herein required or in any other manner contrary to the provision of this Ordinance.
- C. 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.
- D. Except in the case of Planned Unit Development and the Agricultural "A-1" District lots exceeding one (1) acre as provided for in this Ordinance, not more than one (1) principal building shall be located on a lot.
- E. No provision hereunder shall be construed so as to prevent emergency repair/rebuild of existing essential services provided said repair/rebuild does not exceed area, width, height, etc. in existence and conforming to this ordinance prior to the emergent situation.

**Subd. 6. Amendments.**

It shall be the responsibility of the Zoning Administrator to maintain the Zoning Map. Amendments to said zoning map shall be recorded thereon within thirty (30) days after official publication of amendments. The Avon Zoning Map shall be kept on file in the City Clerk's Office.