

**§ 150.04 ESTABLISHMENT OF ZONING CLASSIFICATIONS.**

(A) *Establishment of districts.* The following classifications are hereby established within the city:

(1) *Residential districts.*

(a) AH - Agriculture/Holding District;

(b) R1 - Single-Family Residential District;

(c) R2 - Medium Density Residential District;

(d) R3 - High Density Residential District;

(e) RMN - Mobile Home Park District.

(2) *Business districts.*

(a) B1 - Limited Business District;

(b) B2 - Commercial Recreational Shoreland District;

(c) B3 - General Business District;

(d) B4 - Central Business District.

(3) *Industrial districts.*

(a) I1 - Limited Industry District;

(b) I2 - General Industry District.

(4) *Special districts.*

(a) FP - Flood Plain District;

(b) S Shoreland District Overlay.

(B) *Map.* The location and boundaries of the districts established by this chapter are hereby set forth on the zoning map entitled "Waterville Zoning Map." The map shall remain 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 chapter by reference.

(C) *Zoning district boundaries.* Zoning district boundary lines of this chapter follow lot lines, railroad right-of-way lines, the center of water courses or the corporate limit lines, all as they exist upon the effective date of this chapter.

(1) Appeals concerning the exact location of a zoning district boundary line shall be heard by the City Council serving as the Board of Adjustments and Appeals.

(2) When any street, alley or other public right-of-way is vacated by official action of the city, the zoning district abutting the center line of said alley or other public right-of-way shall not be affected by such proceedings.

(3) When any street, alley or other public right-of-way is vacated by official action of the city, the zoning district abutting the center line of the alley or other public right-of-way shall not be affected by the proceedings.

(D) *Flood plain.* The flood plain zone has a separate city ordinance and is shown on the zoning map for informational purposes only.

(E) *Shoreland.* The shoreland zone is an overlay zone. The regulations which are more restrictive (either from the shoreland section or other) shall apply.

(F) *Uses.* Subject to the other regulations of this chapter, legal existing uses can continue as either permitted or non-conforming, new permitted uses listed can proceed and uses listed as conditional must successfully go through the conditional use process. All uses not expressly listed as either permitted or conditional within the district regulations shall be considered prohibited.  
(Ord. passed 6-3-1997)