

SECTION 3: ESTABLISHMENT OF ZONING DISTRICTS

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Subdivision 1: Intent

The following Zoning Districts are hereby established to meet the intent and purposes of the Comprehensive Plan. The Comprehensive Plan and the Zoning Ordinance are created for the purpose of protecting the public health, safety, and general welfare of the of the City of Isanti. For the purposes of this Ordinance, the City of Isanti is hereby divided and classified into the following zoning districts:

Residential Districts

R-1	Single Family Residential District.
R-1A	Rural Residential District
R-2	Single Family Residential District.
R-3A	Low Density Multiple Family Residential District.
R-3B	Medium Density Multiple Family Residential District.
R-4	Multiple Family Dwelling District.

Business Districts

B-1	Central Business District (CBD)
B-2	General Business District (GBD)
B-3	Neighborhood Business District (NB)

Industrial Districts

I-1	Industrial Park District
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Special Purpose Districts

RC	Recreational Commercial District
CBT	Central Business Transitional District
PUD	Planned Unit Development District

Overlay Districts

D-1	Downtown Overlay District
S-1	Rum River Scenic Overlay District
FP	Flood Plain Overlay District
OSP	Open Space and Parks Overlay District
H65	Highway 65 Corridor Overlay District

Tier One Zoning Districts

T1-R	Tier One: Residential District
T1-C	Tier One: Highway Commercial District
T1-I	Tier One: Industrial District

Subdivision 2: Zoning Map

The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning maps entitled the "City of Isanti Zoning Map", a copy of which is on file with the Zoning Administrator. Said maps and all of the notifications, 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.

Subdivision 3: Zoning of Annexation or Detachment Areas

- A. In the event of changes to the City limits that remove territory from the City, district boundaries shall be constructed as to move with City limits.
- B. In the event of annexation of new areas to the City or in the event the City is given exclusive zoning jurisdiction of an area which is not annexed or within the City limits, such areas shall be considered to be in the "R-1" Single Family Residential District, unless the Ordinance annexing such property designates otherwise. If the area is not designated at the time of annexation, such "R-1" Single Family Residential Zoning shall be maintained, until such time as the property owner requests a rezoning of the property. A public hearing before the Planning Commission requesting a particular zoning designation shall be held upon proper application to the City with final approval granted by the City Council.

Subdivision 4: Zoning District Boundaries

- A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or railroad lines shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as following shorelines 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, rivers, lakes, or other bodies of water shall be construed to follow such lines.
- D. Boundaries indicated as approximately following the city limits shall be construed as following such city limits.
- E. Where a zoning district boundary divides a lot, resulting in differing and non-uniform requirements (split-lot zoning) for two or more portions of the lot, each portion shall be subject to the regulations applicable to the specific zoning district shown for that portion of the lot.
- F. The exact location of all district boundaries shall be interpreted by the Zoning Administrator, subject to appeal as provided in Section 21 of this Ordinance.