

ARTICLE II

ESTABLISHMENT OF DISTRICTS, ZONING MAP, BOUNDARY
INTERPRETATIONS, ANNEXED TERRITORY

Section 2.00 ESTABLISHMENT OF DISTRICTS

For the purposes of this Ordinance, the City of New Hampton is hereby organized into the following zoning districts:

Agricultural District

“A-1” Suburban Agricultural District

Residential Districts

“R-1” Single Family Residential District

“R-2” Low Density Residential District

“R-3” Moderate to High Density Residential District

“R-4” Planned Mobile Home District

“R-5” Planned Residential Development District

Commercial Districts

“C-1” Commercial District

“C-2” Commercial District

“C-3” Commercial District

Manufacturing Districts

“M-1” Light Industrial and/or Manufacturing District

“M-2” Heavy Industrial and/or Manufacturing District

“M-P” Planned Industrial District

Section 2.01 ZONING MAP

The location and boundaries of the zoning districts established by this Ordinance are set forth on the map entitled “Official Zoning Map” which is located in the New Hampton City Hall and hereby made a part of this Ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this Ordinance as though fully set forth and described herein.

Section 2.02 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the precise location of any of the aforesaid districts shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries shown as following or approximately following streets, highways, or alleys shall be construed to follow the centerlines of such streets highways, or alleys;
2. Boundaries shown as following or approximately following platted lot lines or other property lines shall be construed to follow said boundary lines;
3. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines;

4. Boundaries shown as following or approximately following the courses of streams, rivers, or other continuously flowing waters shall be construed as following either the channel centerline or the mean high water mark of such water courses;
5. Boundaries shown as following or closely following the City limits of New Hampton shall be construed as following such city limit lines;
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 2.02.1 through 2.02.6 shall be so construed. Any distances not specifically dimensioned on the official zoning map shall be determined by the scale of the map;
7. Where existing physical or cultural features conflict with those shown on the Official Zoning Map, the Board of Adjustment shall interpret the district boundaries;
8. Whenever any street, alley, or other public easement is vacated, the district classification of the property to which the vacated portions of land accrue shall become the classifications of the vacated land.

Section 2.03 ANNEXED TERRITORY

All territory that may hereafter be annexed to the City of New Hampton shall be automatically classified as being in an “R-1” Single Family Residential District until such classification shall be changed by amendment of this Ordinance as provided hereafter.

Section 2.04 EXTENSION OF ZONING POWERS BEYOND PRESENT CITY LIMITS

Zoning powers are extended beyond the present city limits as follows:

1. Extra-territorial Limits. The applicability of these regulations and all of its amendments are hereby extended to a point occurring up to two (2) miles beyond the present, corporate limits of the City of New Hampton, Iowa, as shown on the Official Zoning Map.
2. Zoning Classification. Except as otherwise provided in these regulations, all of the real estate described above in subsection 2.04.01 is hereby given a classification of “A-1”, which classification shall be limited in its applicability to the points of land lying outside of the city limits of the city, and as described herein above, and shall so apply to all such land and which shall limit such land usage to agricultural and horticultural purposes and any other non-commercial or non-industrial usage; and provided further, however, nothing herein contained shall prohibit any future development within the area regulated under this Ordinance including Official Zoning Map, and subject to the following limitations and restrictions:
 - a. No single family dwelling unit shall be constructed on a lot area of less than one acre in size and shall have a front yard width of not less than two hundred (200) feet and a depth of not less than fifty (50) feet, and a rear yard depth of not less than fifty (50) feet. The said depth and widths shall be measured from the property line of the said property at each respective point.
 - b. Any such future construction as contemplated herein shall be in compliance with all of the laws of the State of Iowa and all of the ordinances of the city, specifically including any ordinances of the city, specifically including any ordinances regulating or pertaining to health, sanitation or safety now in effect or hereinafter to be enacted.

3. Accessory Buildings. Structures, and uses customarily incidental to any of the above uses shall be allowed, provided, however, that the said accessory buildings and structures shall have and maintain the same depth and widths with regard to front yard, side yard, and rear yard as the principal dwelling or building are required to have under these regulations and other ordinances of the city.
4. Mobile Homes. No mobile homes or mobile home parks shall be installed or constructed except in strict conformity with the regulations of the city pertaining to mobile homes and mobile home parks.
5. Front Yards. The minimum front yard depth of any lot abutting on a county, state, or federal street, road or highway shall be fifty (50) feet, measured from the right-of-way line of such street, road or highway.
6. Exemptions. In the unincorporated area only, nothing herein contained shall be construed to apply to land, farm houses, farm buildings, farm outbuildings, and other buildings, structures, or erections which are primarily adapted by reason of nature or area, for use for agricultural purposes, while being so used, provided that the area comprises thirty-five (35) contiguous acres or more which is used for agricultural purposes and the growing and production of all agricultural products thereon. The regulations contained in the said zoning code, if any, shall, however, relate to and have effect upon any structures, dams, obstructions, deposits, or evacuations in or on the flood plains of any river or stream in the area described above. A permit, approved by the City shall be required for an exemption.
7. Right of Hearing. Property owners affected by the zoning regulations, and its amendments, shall have the same right of hearing, protest and appeal as owners of property affected thereby within the corporate limits of the city.