

SUBCHAPTER 1B DISTRICT BOUNDARIES AND GENERAL REGULATIONS

5-1B-1 DISTRICTS: In order to classify, regulate and restrict the locations of trades, industries, and the location of buildings designed for specified uses; to regulate and limit the height and use of the lot areas; and to regulate and determine the areas of yards, courts, and other open spaces surrounding such buildings, the City is hereby divided into districts which shall be known as:

1. "A-1" Agricultural District.
2. "R-1" Residential District.
3. "R-2" General Residential District.
4. "B-1" Central Business District.
5. "B-2" General Business District.
6. "I-1" Light Industrial District.
7. "I-2" Middle Industrial District.
8. "I-3" Heavy Industrial District.

5-1B-2 DISTRICT MAP: The boundaries of these districts are shown upon the "District Map" which accompanies and is made a part of this Title. Said Map and all the information shown thereon shall have the same force and effect as if all was fully set forth or described herein. The original of this Map is properly attested and is on file with the City Clerk.

5-1B-3 ANNEXATION: All territory which may hereafter be annexed to the City of Maquoketa, shall be classified in the A-1 Agricultural District until, within a reasonable time after annexation, the annexed territory shall be appropriately classified by ordinance in accordance with Subchapter 1R of this Title.

5-1B-4 VACATED PUBLIC WAYS: Whenever any street or other public way is vacated by official action of the City of Maquoketa, the zoning district adjoining each side of such street 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.

5-1B-5 BOUNDARY RULES: Where uncertainty exists with respect to the boundaries of the various districts as shown on the District Map, the following rules shall apply:

1. Where a boundary is given a position within a street, alley or nonnavigable stream, it shall be deemed to be in the center of the street, alley or stream, and if the actual location of such street, alley or stream varies slightly from the location as shown on the District Map, then the actual location shall control.

2. Where a boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control.

3. Where a boundary line is shown adjoining or coincident with a railroad, it shall be deemed to be in the center of the railroad right-of-way and distances measured from a railroad shall be measured from the center of the designated main line track.

4. Where the district boundaries follow or approximately follow platted lot lines or other property lines, the district boundaries shall be construed to follow the platted lot lines or other property lines.

5. In unsubdivided property, unless otherwise indicated, the district boundary line shall be determined by the use of the scale contained on such map.

5-1B-6 EXCEPTIONS.

1. No building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered nor shall any building or land be used except for the purpose permitted in the district in which the building or land is located.

2. No building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered except in conformity with the height, yard, area per family, parking and other regulations prescribed herein for the district in which the building is located.

3. The minimum yards and other open spaces including lot area per family required by this Title shall be provided for each and every building or structure hereafter erected, and such minimum yards, open spaces, and lot areas for each and every building or structure whether existing at the time of passage of this Title or hereafter erected shall not be encroached upon or be considered as a yard or open space requirement for any other building or structure.

4. Every building hereafter erected or structurally altered shall be located on a lot abutting a public street that has been dedicated to and accepted by the City, and in no case shall there be more than one main building on one lot unless otherwise provided in this Title.

5-1B-7 RE-ZONE CERTAIN PROPERTY FROM R-1 RESIDENTIAL DISTRICT TO A-1 AGRICULTURAL DISTRICT.

1. Purpose. The purpose of this ordinance is to re-zone certain property within the city limits of Maquoketa, Iowa, from R-1 Residential District to A-1 Agricultural District.

2. Re-zoning. Title V Land Use Regulations, Chapter 1 Zoning Regulations, Subchapter B District Boundaries and General Regulations of the City of Maquoketa Code of Ordinances is hereby amended to revise the District Map to show the following described property owned by Andrew Roling as zoned A-1 Agricultural District:

Lot 2 of the Sacred Heart Catholic Church First Addition to the City of Maquoketa, Jackson County, Iowa, according to the Plat thereof, also known as

Part of Lot 51 of Stephen's Addition to the City of Maquoketa, Iowa, located in the Southwest Quarter of the Northwest Quarter of Section 30, Township 84 North, Range 3 East of the 5th Principal Meridian, Jackson County, Iowa, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30; thence North 00 degrees 01 minutes 42 seconds East, 1206.69 feet along the West Line of the Northwest Quarter of said Section 30, to a point; thence South 88 degrees 26 minutes 04 seconds East, 760.74 feet to a point; thence South 01 degrees 03 minutes 03 seconds West, 304.00 feet along an existing fenceline to the point of beginning; thence South 88 degrees 26 minutes 04 seconds East, 420.08 feet to a point on the East Line of the Southwest Quarter of the Northwest Quarter of said Section 30; thence South 00 degrees 52 minutes 35 seconds East, 345.16 feet along said East Line to the Northeast Corner of Parcel AA, and a point on the former railroad northerly Right-of-way Line, being also the Southeast Corner of Lot 51 of Stephen's Addition, thence northwesterly along the former northerly ROW Line of the railroad, and along a 1959.86 foot radius curve concave southwesterly an arc distance of 403.79 feet to a corner of Parcel AA, and Lot 51, (chord N 72 degrees 00 minutes 57 seconds W, 403.08 feet); thence North 12 degrees 04 minutes 54 seconds East, 50.00 feet along a line which is radial to the curve, and runs to a corner of Lot 51 of Stephen's Addition, and the former ROW; thence northwesterly along the former railroad ROW and along a 2009.86 foot radius curve concave southeasterly, an arc distance of 158.22 feet (chord N 80 degrees 10 minutes 25 seconds W, 158.18 feet) to the Southwest Corner of said Lot 51, and to a point on the East ROW of Allen Street as this Street currently exists; thence North 01 degrees 03 minutes 03 seconds East, 161.31 feet along the East ROW line of Allen Street to a point, thence South 87 degrees 08 minutes 37 seconds East, 100.74 feet along an existing fenceline to the point of beginning.

Including that part thereof now known as Parcel BBB, as per "Plat of Survey" recorded the 10th day of July, 2012, as Jackson County Instrument #12-2828 in Book 1-U, at page 122.

Locally known as 115 East Monroe Street, Maquoketa, Iowa.

(Ord. 1138, Passed August 7, 2017)