

# **900 LAND USE DISTRICTS AND MAP**

## **901 ESTABLISHMENT OF LAND USE DISTRICTS**

The City of Chickamaw Beach is hereby divided into the following land use districts:

- A. Shoreland Residential (SR)
- B. Rural Residential-2.5 (RR-2.5);
- C. Rural Residential-10 (RR-10)
- D. Resource Protection (RP).

## **902 CONSISTENT WITH COMPREHENSIVE PLAN**

The land use districts and uses in this section, and the delineation of land use district boundaries on the zoning map, are consistent with the goals, policies, and objectives of the Comprehensive Land Use plan.

## **903 LAND USE DISTRICT DESCRIPTIONS**

### **903.1 Shoreland Residential (SR)**

A shoreland residential district is intended to allow low to medium density seasonal and year-round residential uses on lands suitable for such uses within the shoreland zone. It is also intended to prevent establishment of commercial, industrial, and other uses in these areas that cause conflicts or problems for residential uses. Some non-residential uses are allowed if properly managed under conditional use procedures.

### **903.4 Rural Residential-2.5 (RR-2.5)**

The purpose of this district is to promote low-density rural development in those portions of the City outside the shoreland zone and beyond areas of anticipated municipal growth where such development is desired and most suitable. The primary use within this district is to be single family residences, but may also include agriculture, forestry, and those commercial enterprises intended primarily to serve nearby rural residents and low intensity light industrial activities.

### **903.5 Rural Residential-10 (RR-10)**

The purpose of these districts is to promote low-density rural development in those portions of the City outside the shoreland zone and beyond areas of anticipated municipal growth where less development is desired and most suitable. These zones will be created as reclassifications where the Planning Commission determines that larger lot sizes are required to protect agricultural areas or critical habitats, or preserve the rural nature of an area.

### **903.8 Resource Protection (RP)**

The purpose of this district is to limit and properly manage development in areas that are generally unsuitable for development or uses due to flooding, erosion, limiting soil conditions, steep slopes, or other major physical constraints, and to manage and preserve areas with special historical, natural, or biological characteristics. All floodplains, wetlands, and forested areas, as defined by State and Federal regulations, are classified by this Ordinance as Resource Protection areas.

## **904 LAND USE DISTRICTS MAP**

The location and boundaries of the districts herein established are shown upon the official land use map (Appendix C), together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this Ordinance as if fully set forth and described herein.

## **905 INTERPRETATION OF MAPS**

Land use district and other maps used in making land use decisions shall be interpreted as follows:

- A. District boundary lines on the maps are intended to follow lot lines, the center lines of streets, alleys, highways and rights-of-way projected, the Ordinary High Water Level of lakes, ponds and water courses or the corporate limits, all as they exist upon the effective date of this Ordinance or changed by a specific amendment thereto.
- B. Where a land use district boundary line divides a parcel of land or lot which was of record into two or more districts, the provisions of the most restrictive district shall apply to the entire parcel.
- C. Whenever any street, alley or other public right-of-way is vacated by official action of the County or City, the land use district on each side of such street, alley or public way shall automatically be extended to the center line.
- D. Appeals from the City's determination concerning the exact location of district boundary lines shall be determined by the Board of Adjustment.