

**CHAPTER 903 ZONING DISTRICTS**

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**903.010 General Provisions**

A. Adoption of Zoning Map

The map entitled City of Little Canada Official Zoning Map, hereinafter referred to as the “zoning map,” and all explanatory matters thereon, are hereby adopted and made a part of this ordinance. Questions concerning a zoning designation or boundaries of a zoning district shown on the zoning map shall be resolved by referring back to the previously adopted ordinances delimiting the districts and boundaries.

A copy of the official zoning map is shown on a subsequent page. However, this copy may be out of date and, thus, the Community Development Department should be contacted to verify the zoning of any property.

B. Types of Zoning Districts

Land within the City is generally classified by this ordinance to be within one of a number of base zoning districts. Land within any base zoning district may also be classified into one or more overlay zoning districts, in which case regulations governing development in the overlay district shall apply in addition to the regulations governing development in the underlying base zoning district, unless expressly stated otherwise.

C. District Boundaries

1. The boundaries of the districts are established as shown on the zoning map.
2. Unless otherwise indicated on the zoning map, the district boundaries are parcel lines or the corporate limit lines, as they existed at the time of the enactment of this ordinance.
3. New base district lines or rezoning lines shall follow parcel lines.

D. Zoning Classifications for Newly Annexed Property

Any land annexed to the City in the future shall initially be placed in the R-1, Low-Density Residential District, unless placed in another district by action of the City Council after recommendation of the Planning Commission.

E. Essential Public Services

Essential public services, including public parks but not including government buildings, are a Permitted Use in any zoning district.

F. Signs

Signs are a Permitted Accessory Use in any zoning district if they conform to the regulations of City Code Chapter 916, Signs.

**903.020 Districts Established**

A. Base Districts

The base residential, business, and industrial zoning districts established by this code are:

<b>Abbreviation</b>	<b>District Name</b>
R-1	Low-Density Residential District
R-2	Medium-Density Residential District
R-3	High-Density Residential District
R-4	Manufactured Home Residential District
R-C	Residential-Commercial District
C-1	General Commercial District
C-2	Corridor Mixed District
I-1	Limited Industrial District
I-2	Industrial-Office Park District
P	Public and Semi-Public District

**B. Overlay Districts**

The overlay zoning districts established by this code are:

<b>Abbreviation</b>	<b>District Name</b>
FP	Floodplain Management Overlay District
SO	Shoreland Overlay District
W	Wetlands Overlay District
PUD	Planned-Unit Development Overlay District

**C. Classification of Districts**

Land shall be classified or reclassified into a base or overlay zoning district only in accordance with the procedures and requirements set forth in Sub-Chapter 917, Application Review Procedures.

**D. Diagrams and Photographs for Illustrative Purposes Only**

Graphics in this Ordinance of physical regulations are for illustrative purposes only, and may not be consistent with all listed requirements. In all cases, the dimensional requirement text of this ordinance shall control.

**E. Official Zoning Map**

A copy of the official zoning map is shown below. However, this version may be out of date. Thus, the Community Development Department should be contacted to verify the zoning or any property.

**INSERT OFFICIAL ZONING MAP**