

DIVISION 30: DISTRICTS & MAP

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**30.1 OFFICIAL ZONING MAP**

The Official Zoning Map and the explanatory material thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

**30.2 IDENTIFICATION OF OFFICIAL ZONING MAP**

The Official Zoning Map shall be identified by the signature of the Chairman of the Board of Supervisors and attested to by the County Auditor under the following statement:

“This is to certify this is the “Official Zoning Map” referred to in Article 2 of the Louisa County, Iowa Zoning Ordinance as adopted this 13th day of December, 2005.”

The Official Zoning Map shall be on file with the County Zoning Administrator and shall be the final authority as to the current zoning status of the land, buildings and other structures in the county.

**30.3 AMENDMENTS TO OFFICIAL ZONING MAP**

No changes in the “Official Zoning Map” shall be made except by amendment to this Ordinance, as provided for under Article 5. Such changes shall be promptly made and the ordinance number, nature of change, and date of change shall be noted on the map, with the signature of the Chairman of the Board of Supervisors approving such change. No amendment to this Ordinance that involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map. Properties affected by the proposed changes to the zoning map shall be defined through a survey plat prepared by a registered licensed land surveyor.

**30.3.1.** Any unauthorized change of any kind whatsoever in the Official Zoning Map by any person or persons shall constitute a violation of this Ordinance and be punishable as provided for in Article 5 of this Ordinance.

**30.4 REPLACEMENT OF OFFICIAL ZONING MAP**

In the event that the “Official Zoning Map” becomes damaged, destroyed, lost, and difficult to interpret due to use; the Board of Supervisors may by resolution adopt a new official zoning map, which shall supersede the prior Official Zoning Map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original Zoning Ordinance and any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the Chairman of the Board of Supervisors attested by the County Auditor, under the following words:

“This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance of Louisa County, Iowa.”

**30.5 INTERPRETATION OF DISTRICT BOUNDARIES**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- 30.5.1. Boundaries indicated as approximately following centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- 30.5.2. Boundaries indicated as approximately following platted lot lines, township lines or section lines shall be construed as following such lines.
- 30.5.3. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
- 30.5.4. Boundaries indicated as following shore lines of streams or other bodies of water 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 centerlines of streams, rivers or other bodies of water shall be construed to follow such centerlines, and in the event of change in the centerline, shall be construed as moving with the actual centerlines.
- 30.5.5. Boundaries indicated as parallel to or extensions of features indicated in subsections 30.5.1 through 30.5.4 above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Official Zoning Map.
- 30.5.6. Where the location of district boundaries are indicated by dimension, such dimension shall govern.
- 30.5.7. Where physical features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered by subsections 30.5.1 through 30.5.6 above, the Board of Adjustment shall interpret the district boundaries.

**30.6 ZONING DISTRICT DIVIDING PROPERTY**

Where one parcel of property is divided into two or more portions by reason of different zoning district classifications, each portion shall be used independently of the other in its respective zoning classification, and for the purpose of applying the regulations of this Ordinance, each portion shall be considered as if in separate and different ownership.

**30.7 VACATED STREETS OR ROADS**

Whenever any street, road, alley or other public way is vacated by official action as provided by law, the zoning district adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert to include right-of-way of the public way thus vacated; which shall thenceforth be subject to all regulations of the extended district or districts.

**30.8 DISTRICTS**

In order to carry out the purpose and intent of this Ordinance, the following zoning district classifications are hereby established:

Floodplain District	F-1
Conservation District	C-1
Agricultural District	A-1
One and Two-Family Residence District	R-1
Business District	B-1
Industrial District	I-1

The locations and boundaries of these districts are shown on the Official Zoning Map and the schedules of districts regulations are presented herein.