

SECTION 5 CLASSIFICATION OF DISTRICT

SUBDIVISION 1. DISTRICTS

For the purpose of this Ordinance, Murray County is hereby divided into classes of districts, which shall be designated as follows:

1. "SP" SPECIAL PROTECTION
2. "A" AGRICULTURAL DISTRICT
3. "R-1" RURAL RESIDENCE DISTRICT
4. "B-1" GENERAL BUSINESS DISTRICT
5. "I-1" INDUSTRY DISTRICT
6. "F" FLOODPLAIN MANAGEMENT DISTRICT
7. "S" SHORELAND MANAGEMENT DISTRICT
 - A. "SSP" SHORELAND SPECIAL PROTECTION DISTRICT
 - B. "SRR" SHORELAND RESIDENTIAL RECREATIONAL DISTRICT
 - C. "SWOC" SHORELAND WATER ORIENTATED COMMERCIAL DISTRICT
 - D. "SGU" SHORELAND GENERAL USE DISTRICT
8. "CLR" CLOSED LANDFILL RESTRICTED DISTRICT

SUBDIVISION 2. MAPS

The following maps are all part of the Official Zoning Map.

1. Zoning Map. The location and boundaries of the districts established by this Ordinance are hereby made a part of this Ordinance; said map shall be known as the "County Zoning Map" which includes Shoreland District. Said map consisting of all notations, references, and data shown thereon is hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described here in. It shall be the responsibility of the Zoning Administrator to maintain said map and amendments thereto shall be recorded on said zoning map within thirty (30) days after official publication of any amendment. The official zoning map shall be kept on file in the Zoning Administrator's office in the Murray County Courthouse.
2. Floodplain Zoning District Map. The Flood Insurance Rate Map for Murray County, dated May 3, 1990, developed by the Federal Emergency Management Agency is hereby adopted by reference as the Official Floodplain Zoning District Map and made a part of this Ordinance.

SUBDIVISION 3. DISTRICT BOUNDARIES

The boundaries between districts are, unless otherwise indicated, the centerlines of highways, roads, streets, alleys or railroad rights-of-way of such lines extended or lines parallel or perpendicular thereto, or section, half-section, quarter-section, quarter-quarter section or other fractional section lines of United States Public land surveys, as established by law. Where figures are shown on the zoning map between a road and a district boundary line, they indicate that the district boundary line runs parallel to the road center at a distance therefrom equivalent to the number of feet so indicated, unless otherwise indicated. Appeals from the Board, Planning Commission or any administrative officer's determination of the exact location of district boundary lines shall be heard by the Board of Adjustment in accordance with the provisions of Section 23 of this Ordinance.

SUBDIVISION 4. PERMITTED USES

No structures, building or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such structure, or tract of land shall be located, with the following exceptions:

1. Conditional Uses allowed in accordance with the provisions of Section 22 of this Ordinance.
2. Any structure which will, under this Ordinance, become non-conforming but for which a Zoning Certificate has been lawfully granted prior to the effective date of this Ordinance and continues to completion within one year after the effective date of this Ordinance, shall be a non-conforming structure.
3. Normal maintenance of a building or other structure containing or related to a lawful nonconforming use is permitted, including necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming use.

SUBDIVISION 5. USES NOT PROVIDED FOR IN ZONING DISTRICT

Whenever in any zoning district a use is not specifically permitted, conditionally permitted, or denied, the use shall be considered prohibited. In such case the Board or the Planning Commission, on their own initiative or upon request of a property owner may conduct a study to determine if the use is acceptable and, if so, what zoning district would be most appropriate and the determination as to condition and standards relating to development of the use. The County Board or Planning Commission, upon receipt of the study shall, if appropriate, initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration or shall find that the use is not compatible for development within the county.

SUBDIVISION 6. FUTURE DETACHMENT

Any land detached from an incorporated municipality and placed under the jurisdiction of this Ordinance in the future shall be placed in the "A" AGRICULTURAL DISTRICT until placed in another district by action of the Board of County Commissioners after recommendation of the County Planning Commission.