

Article IV. Districts, District Map, Uses

Section 4.01 Districts

For the purpose of this Chapter, the County is hereby divided into 12 districts, designated as follows:

(A-1)	Agricultural Conservation District:	Section 4.04
(A-2)	Agricultural Business District:	Section 4.05
(TA-1)	Transitional Agricultural:	Section 4.06
(R-1)	Rural Estates Residential District	Section 4.07
(R-2)	Urban Residential District	Section 4.08
(R-3)	Residential Mobile Home	Section 4.09
(C-1)	General Commercial	Section 4.10
(I-1)	Industrial District	Section 4.11
(I-2)	Heavy Industrial District	Section 4.12
(CO)	Conservation Overlay District	Section 4.13
(PUD-1)	Planned Unit Development	Section 4.14

Section 4.02 District Map

- 4.02.01 Such land and the district classification thereof shall be as shown on the “Official Zoning District Map of Boone County, Iowa.” This Zoning District Map and all notations, dimensions, references, and symbols shown thereon, pertaining to such districts shall be as much a part of this ordinance as if fully described herein and shall be filed as part of this ordinance by the County Auditor of Boone County. Said map shall be available for public inspection in the office of the Zoning Administrator of Boone County, Iowa.
- 4.02.02 Any additions to the unincorporated area of the County resulting from disconnection by municipalities or otherwise shall be automatically classified by amendment.
- 4.02.03 Whenever any road, street or other public way is vacated by official action of the Board of Supervisors of Boone County, the zoning district adjoining each side of such road, street or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.
- 4.02.04 The Official Zoning Map for Boone County is on file at the Planning and Zoning Office. The Zoning Map is also available as an electronic map in the Boone County Planning and Zoning Office as specified by a resolution of the Board of Supervisors. A layer on the “**Real Estate Mapping**” website can be used for reference but is not official. Click on the link to enter the website and follow the directions below to view the Zoning layer (check with the Planning and Development Office for any updates or changes).

Section 4.03 Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the “Official Zoning District Map of Boone County, Iowa,” the following rules shall apply:

- 4.03.01 Boundaries that are indicated as approximately following the centerlines of roads, highways, or alleys shall be construed to follow such centerlines.
- 4.03.02 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 4.03.03 Boundaries that are indicated as following railroad lines shall be construed to be midway between the main tracks.
- 4.03.04 Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- 4.03.05 Boundaries that are indicated as parallel to or extensions of features indicated above shall be so construed. The scale used on the “Official Zoning District Map of Boone County, Iowa” shall determine distances not specifically indicated on the map.
- 4.03.06 Where physical or cultural features existing on the ground are at variance with those shown on the “Official Zoning District Map of Boone County, Iowa,” or in other circumstances not covered above, the Board of Adjustment shall interpret the district boundaries.
- 4.03.07 Where a district boundary line divides a lot that was in single ownership, at passage of this Ordinance, the Board of Adjustment may permit the extension of the regulations for either portion of the lot, not to exceed 50 feet beyond the district line.