ARTICLE 3

ESTABLISHMENT OF DISTRICT AND BOUNDARIES

SECTIONS

3.010   DECLARATION OF PURPOSE

In order to accomplish the purposes of this Zoning Regulation, the City of Corydon is hereby divided into districts (zones) in accordance with a Comprehensive Plan of the City as hereinafter set forth. The nine zoning districts of the City of Corydon shall be known as (REF: Establishment of City Districts and Zones authorized by the Iowa Code, Chapter 414).

"A"	Agricultural District
"R-1"	One Family Residential District
"R-2"	One and Two Family Residential
"R-3"	Multiple Family Residential District
"MHP-MHS"	Mobile Home Park and Mobile Subdivision District
"C-1"	Highway Business District
"C-2"	General Business District
"I-1"	Light Industrial District
"I-2"	Heavy Industrial District

3.020   LOCATION OF MAP

The location and boundaries of districts contained herein are shown on the zoning map entitled the "Zoning Map of the City of Corydon, Iowa." All boundaries, notations, and other data shown thereon, are hereby adopted as part of this Zoning Regulation and is as much a part of these Zoning Regulations as if such notions, references, and other matters were specifically set forth herein. Said "Zoning Map" is properly attested and is on file with the Clerk of the City of Corydon, Iowa.

3.030   BOUNDARIES

The Boundaries of these districts are hereby established as shown on a map entitled "Zoning Map", which accompanies and is hereby made a part of this ordinance. The district boundary lines on said map are intended to follow lot lines, the centerlines of streets or alleys, the centerlines of streets or alleys projected, railroad right-of-ways, or the corporate limit lines, all as they existed at the time of enactment of the ordinance; but where a district boundary line does not clearly coincide with lot lines, it shall be determined by scaling.

1.   Where a district boundary line divides a lot which was in single ownership of record at the time of enactment of the ordinance, the rules applying to the less restricted portion of

such lot shall be considered as extending to the entire lot. If the more restricted portion of such lot is more than 50 feet beyond said dividing district boundary line, such less restricted use shall be limited to the portion of the lot lying within 50 feet of said boundary line.

2. Questions concerning the interpretation of exact location of district boundary lines shall be determined by the Board of Adjustment according to rules and regulations which it may adopt, as hereinafter provided under Article 19.

3. All territory which may hereafter be annexed to the community shall be classed automatically as being in an "A" Agricultural District until such classification shall have been changed by amendment of the ordinance as provided hereinafter.

3.040   DISTRICT REQUIREMENTS

The following rules apply to all districts contained herein:

1. No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

2. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located, except as provided in Article 17.

3. No building shall be erected, converted, enlarged, reconstructed, or structurally altered, except in conformity with the area regulations of the district in which the building is located, except as provided in Article 17.

4. The minimum yards and other open spaces, including lot area per family, required by this Zoning regulation for each and every building existing at the time of passage of this Zoning Regulation or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot area be reduced beyond the district requirements of this Zoning District.