



## CHAPTER 21

### ZONING MAP

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## 21. ZONING MAP

### 2 PURPOSE AND INTENT

The Clinton City Zoning Map is attached to this Ordinance and is officially part of this Ordinance.

### 3 INTERPRETATION OF THE ZONING MAP

Determinations of boundaries as established by the Clinton City Zoning Map will be made by the Community Development Department. These decisions will be based upon the following guidelines.

- 1. Boundaries are established based upon the legal upon the legal description outlined in the ordinance establishing the zone.<sup>123</sup>
- 2. Boundaries are established based upon natural barriers, roads and features.
- 3. Boundaries are established at the time of adoption of the map based upon established property lines.
- 4. Boundaries are established between property lines at logical divisions of the sections, on section, 1/4 section, and 1/16 section lines.

5. Performance Zone boundaries are interpreted based upon the intended development application. The Performance Zone boundary is intended to be fluid in its application in that the Performance Zone of an existing parcel may be extended into a parcel that is not currently zoned Performance Zone. The following are utilized in this interpretation:

- a. The property is all part of one proposed development site plan.
- b. That the Performance Zone boundary created by the development is contiguous.
- c. The development does not require that the Performance Zone leapfrog over other zones.
- d. The property is recorded as one parcel at the time the development is proposed.
- e. The property does not include residential use.
- f. The expansion of the Performance Zone does not create any non-conforming uses within the zone.

### 4 APPEALS TO MAP INTERPRETATIONS

Appeals to the decision of the Community Development Department shall be made through the

following line of appeals and through the appropriate action indicated.

**1. Community Development Director.** Appeals may be made in writing on a form provided by the city, if available and shall be accompanied with the following:<sup>123</sup>

- a. Name address and phone number of the applicant.
- b. A copy of the city map indicating the property in question.
- c. A fee paid as prescribed in the Clinton City Consolidated Fee Schedule and set from time to time and adopted by resolution of the City Council.

**2. Board of Adjustments.** Appeal shall be in accordance with Chapter 9 of this ordinance.