

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 3 ZONING DISTRICTS AND MAP

Section 300 DISTRICTS ESTABLISHED:

For the purpose of this Ordinance, the Village of Caro is hereby divided into the following districts:

RESIDENTIAL DISTRICTS

- RA-1 One-Family Low Density Residential District
- RA-2 One-Family Medium Density Residential District
- RB Two-Family Residential District
- RC Multiple-Family Residential District
- RD Mobile Home Park Residential District

NONRESIDENTIAL DISTRICTS

- OS-1 Office Service District
- B-1 Community Business District
- B-2 General Business District
- I-1 Light Industrial District
- I-2 General Industrial District
- P-1 Vehicular Parking District

OVERLAY DISTRICTS

- RA-1 with Office Overlay Only
- RA-1 with Commercial/Office Overlay
- RA-2 with Office Overlay Only
- RA-2 with Commercial/Office Overlay
- RB with Office Overlay Only
- RC with Office Overlay Only

Section 301 DISTRICT BOUNDARIES:

The boundaries of these districts are hereby established as shown on the Zoning Map, Village of Caro Zoning Ordinance, which accompanies this Ordinance, and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

Section 302 DISTRICT BOUNDARIES INTERPRETED:

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

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following Village limits shall be construed as following Village limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shore lines 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 center line of rivers, lakes or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Section 303 ZONING OF ANNEXED AREAS:

Whenever any area is annexed to the Village of Caro, one of the following rules shall apply:

1. Land zoned previous to annexation shall be a district of the class to which it most nearly conforms under this Ordinance. The Planning Commission shall recommend the classification. The Common Council shall, by resolution, determine the classification.
2. Land not zoned prior to annexation shall be automatically classified as a RA-1 District until a Zoning Map for the area shall have been adopted by the Common Council. The Planning Commission shall recommend the appropriate zoning districts for such area within three (3) months after the Common Council shall have referred the matter to the Commission.

Section 304 ZONING OF VACATED AREAS:

Whenever a street, alley or other public way or part thereof shall be vacated, the same shall automatically become a part of the district to which it attaches.

Section 305 DISTRICT REQUIREMENTS:

All buildings and uses in any District shall be subject to the provisions of ARTICLE 18 — GENERAL PROVISIONS and ARTICLE 19 — GENERAL EXCEPTIONS.