

## CHAPTER 5

**ZONING USE DISTRICTS**

## SECTION:

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10-5-1: **CREATION OF DISTRICTS:** The following zoning use districts are provided in order to promote and encourage the efficient economic development of land, buildings, and all usable structures. The incorporated area of the City is hereby divided into the following districts which shall be known by the following respective symbols and names:

- AG District - Agricultural District
- R-1 District - Residential District
- R-2 District - Multiple-Family Residential District
- C-1 District - General Commercial District
- M District - Manufacturing District

(Ord. 18, 5-1-1978)

10-5-2: **ZONING DESIGNATION:** The following areas within the City limits shall be classified and zoned as follows:

- A. R-1 Districts: That part of the E  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , Section 8, T102N, R20W lying south of the Chicago, Milwaukee, St. Paul & Pacific Railroad except beginning at the intersection of the east line of Section 8 and the south railroad right-of-way line; thence south 1376.2 feet; thence west 330 feet; thence north 264 feet; thence west 330 feet; thence north 726 feet; thence west to the west line of the E  $\frac{1}{2}$ , SE  $\frac{1}{4}$ ; thence north to the south railroad right-of-way line; thence

northeasterly along said south railroad right-of-way line to the point of beginning.

That land bounded on the north by the centerline of Front Street, on the east by the centerline of Main Street, on the south by the south line of Section 9, T102N, R20W, and on the west by the centerline of C.S.A.H. 26 excepting Block 1 of the plat of the Original Town of Hayward.

- B. R-2 Districts: All land currently within the corporate limits of the City of Hayward not otherwise designated as R-1, C-1, or M by this Chapter.
- C. C-1 Districts: Block 1 of the plat of the Original Town of Hayward.

Lots 1 & 2, Block 2 of the plat of the Original Town of Hayward.

Commencing at the E  $\frac{1}{4}$  corner of Section 8, T102N, R20W, thence 672.6 feet north; thence 933.9 feet southwesterly along the centerline of an open ditch to the east-west quarterline of said section 8; thence east along said east-west quarterline to the point of beginning.

Commencing at the E  $\frac{1}{4}$  corner of Section 8, T102N, R20W; thence west 660 feet; thence south 66 feet; thence west 66 feet; thence south to the north right-of-way line of the Chicago, Milwaukee, St. Paul, & Pacific Railroad; thence northeasterly along said north railroad right-of-way line to the east line of said Section 8; thence north to the point of beginning.

- D. M Districts: The land lying between the north line of Front Street and the south right-of-way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad.

Commencing at the intersection of the east line of Section 8, T102N, R20W with the south right-of-way line of the Chicago, Milwaukee, St. Paul, & Pacific Railroad; thence south 386.2 feet; thence west to the west line of the E  $\frac{1}{2}$ , SE  $\frac{1}{4}$  of said section; thence north to the south right-of-way line of said railroad; thence northeasterly along said railroad right-of-way line to the point of beginning.

The SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 9, T102N, R20W

That part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 9, T102N, R20W lying north of the Chicago, Milwaukee, St. Paul, & Pacific Railroad right of way.

The north 666.52 feet of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 9, T102N, R20W. (Ord. 18, 5-1-1978)

10-5-3:       **DISTRICT BOUNDARIES:** Except where referenced otherwise, the district boundary lines follow the center line of railroad rights of way, streets, and alleys as they existed at the time of the adoption of the Ordinance codified in this Title. (Ord. 18, 5-1-1978)

10-5-4:       **BOUNDARY INTERPRETATION:** Questions concerning district boundary lines shall be decided by the Board of Adjustment. (Ord. 18, 5-1-1978)

10-5-5:       **PROPERTY NOT INCLUDED; ANNEXATIONS:** In every case where property has not been specifically included within a district, the same is hereby declared to be in the R-2 District. Territory annexed to or consolidated with the City subsequent to the effective date of such annexation or consolidation becomes a part of the R-1 District. Such districting shall be temporary and the City Council, within a period of one year from such date of annexation or consolidation, will determine a final zoning district and/or districts for the annexed territory; provided, however, that nothing shall prevent the Council from determining such final zoning district and/or districts at the time of annexation or consolidation. (Ord. 18, 5-1-1978)