

ARTICLE 3. DESIGNATION OF DISTRICTS

Sec. 4. Types of districts.

For the purpose of this code, the portions of the Town of Magnolia included within the zoning map adopted under this code are hereby divided into four (4) types of districts as follows:

Designation	Description
R-1	Single family residential
R-2	Apartment residential
C-1	Community Commercial
I	Industrial

Sec. 5. Adoption of zoning map.

The official zoning map shall consist of a scaled map of the town, which may be prepared and adopted separately. The zoning map shall be filed in the Town Office and in the Kent County Recorder of Deeds. The official zoning map and all explanatory information thereon are hereby made a part of this code.

Sec. 6. Application of regulations.

(a) After the date of adoption of the zoning map and of this code with any changes or amendments thereto, no building or premises or any part thereof in any section of the Town to which the zoning map shall apply shall be used or maintained for any purpose other than a use permitted by this code, with any changes or amendments thereto, for the district in which the building is located.

(b) Existing nonconforming uses and nonconforming buildings are exempt from these provisions to the extent provided in this code.

(c) Where an already improved lot is hereafter divided, the division must be effected in such manner as not to violate the provisions of this code applicable to said lot.

Sec. 7. District boundary lines.

(a) The zoning district shall be as shown on the official zoning map, the scale of the map and dimensions entered thereon to serve as guides. In general, along any particular street, districts shall be of uniform

depth and their boundaries shall therefore parallel the street line at the distance shown on the zoning map. In other cases, they are intended to follow existing lot lines and street lines.

(b) In case of doubt or disagreement concerning the exact location of zoning district boundary lines, the determination shall solely lie with the city council after consultation and review by the zoning commission.

(c) All public street not otherwise zoned shall have the same zoning district to the center line of the street as the adjacent zoning district.