

ARTICLE III  
ZONING USE DISTRICTS

Section 3.01 **ZONING USE 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 of Hayfield, Minnesota, is hereby divided into the following districts which shall be known by the following respective symbols and names:

1. AG District - Agricultural District
2. R-1 District - Residential District
3. R-2 District - Multiple Family Residential District
4. C-1 District - Highway Commercial District
5. C-2 District - General Commercial District
6. M District - Manufacturing District

Section 3.02 **ZONING MAP.** The areas comprising these zoning districts and the boundaries of said districts are shown upon a map, which is a part of this ordinance and which is on display in the City Clerk's Office, being designated as a Zoning Map of the City of Hayfield, with all proper notations, references and other information shown thereon.

Section 3.03 **DISTRICT BOUNDARIES.** Except where referenced on said map to lot lines or other designated lines by dimensions shown on said map, the district boundary lines follow the centerline of railroad right-of-way, streets, alleys, or drainage ditches as they existed at the time of the adoption of this ordinance.

Section 3.04 **BOUNDARY INTERPRETATION.** Questions concerning district boundary lines as shown on the zoning map shall be decided by the Board of Adjustment after recommendation by the Planning Commission.

Section 3.05 **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-1 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 Planning Commission shall recommend to the City Council within a period of one (1) year from such date of annexation. or consolidation, a final zoning district and/or districts for the annexed territory; provided, however, that nothing shall prevent the commission from recommending such final zoning district and/or districts at the time of annexation or consolidation.