

# Article 6. Zoning Districts

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### 6.1 PURPOSE

The purpose of this Article is to outline the different zoning districts within this Code and introduce the Zoning Map of the City of St. Cloud.

### 6.2 DISTRICT CLASSIFICATION

In order to carry out the purpose and intent of this Code, the City of St. Cloud is hereby divided into zoning districts. These districts are:

#### A. Agricultural

AG Agricultural District

#### B. Residential

RR Rural Residential District

R-1 Single-Family Residential District

R-1A Single-Family Residential District

R-2 Single-Family and Two-Family Residential District

R-3 Lodging House, and Fraternity/Sorority House Residential District

R-3A General Residential and Lodging House District

R-4 Townhouse Residential District

R-5 General Multi-Family Residential District

R-6 Multi-Family Residential District

R-7 High Rise Multi-Family Residential District

#### C. Commercial

C-1 Business Office District

C-2 Neighborhood Commercial District

C-3 Central Business District

C-4 Fringe Central Business District

C-5 Highway Commercial District

C-6 Southside Mixed Use District

#### D. Industrial

I-1 Light Industrial District

I-2 General Industrial District

I-3 Planned Industrial District

**E. Special Purpose**

MD Medical District  
PUD Planned Unit Development District

**F. Overlay Districts and Designated Areas**

Floodplain Overlay District  
Shoreland Overlay District  
Scenic Rivers Overlay District  
Environmentally Sensitive Areas  
Southside Neighborhood Conservation Overlay District

**6.3 ZONING MAP**

The boundary of each district is indicated upon the “Zoning Map of St. Cloud” which is made part of this Code. The “Zoning Map of St. Cloud,” referred to in this Code as the “Zoning Map” and all notations, references, and other matters shown thereon are a part of this Code.

**6.4 ANNEXATIONS**

Any territory annexed into the City will automatically, upon annexation, be classified as AG Agricultural District. That land will be subject to the requirements of the AG Agricultural District, unless otherwise provided for in the annexation agreement or until the territory is rezoned.

The Flood Insurance Rate Map panels adopted by reference into Article 12, Section 12.1 of the Land Development Code may include floodplain areas that lie outside of the corporate boundaries of the City of St. Cloud at the time of adoption of this ordinance. If any these floodplain areas are annexed into the City of St. Cloud after the date of adoption of this ordinance, the newly annexed floodplain lands shall be subject to the provisions of this ordinance immediately upon the date of annexation into the City of St. Cloud.

**6.5 ZONING OF STREETS, ALLEYS, PUBLIC WAYS AND RAILROAD RIGHTS-OF-WAY**

All streets, alleys, public ways and railroad rights-of-way, if not specifically designated, are the same zone as the property in the most restrictive classification immediately abutting such alleys, streets, public ways and railroad rights-of-way. Where the centerline of a street, alley, public way or railroad right-of-way serves as a district boundary, the zoning is deemed to be the same as that of the abutting property up to such centerline.

**6.6 BOUNDARY LINES**

If uncertainty exists as to the boundary of any use district as shown on the zoning map, the following rules apply:

- A. Where district boundary lines are indicated as following streets, alleys, railroads or similar rights-of-way, they will be construed as following the centerlines.
- B. Where district boundary lines are indicated as approximately following lot lines or section lines, such lines will be construed to be such boundaries.
- C. Where a lot held in one (1) ownership and of record at the effective date of this Code is divided by a district boundary line, the entire lot will be construed to be within the less restricted district, provided

that this will not apply if it increases the area of the less restrictive portion of the lot by more than twenty percent (20%).

- D. Where interpretation is needed as to the exact location of the boundaries of the district or the elevation of any proposed structure or fill, a plat will be submitted with application for a building permit.
- E. Where interpretation is needed as to the exact location of the floodplain and floodway boundaries as shown on the official Zoning Map, the determination shall be made by the Zoning Administrator based on the mapped boundary and actual field conditions. Applicants have the option of appealing the Zoning Administrator's decision as per Article 4, Section 4.15, D. Procedure, 2. Appeal of Zoning Administrator Decision. All decisions shall be based on elevations on the regional (100-year) flood profile, the ground elevations that existed on the site at the time the Community adopted its initial floodplain ordinance or on the date of the first National Flood Insurance Program map showing the area in the floodplain if earlier, and other technical data that is available. Persons contesting the location of floodplain districts shall be given a reasonable opportunity to present their case to the Zoning Board of Appeals and to submit technical evidence.