

SECTION 4

DISTRICT BOUNDARIES AND GENERAL REGULATIONS

- 4.1 In order to classify, regulate, and restrict the locations of trades, industries, and the location of buildings designed for specific uses; to regulate and limit the height and use of buildings hereafter erected or structurally altered; to regulate and limit the intensity of use and lot areas; and to regulate and determine the areas of yards, courts, and other open spaces surrounding such buildings, the City is hereby divided into eleven (11) districts known as follows:
- 4.1.1 RU Rural District
 - 4.1.2 R-1 Single-Family Residential District
 - 4.1.3 R-2 Two-Family Residential District
 - 4.1.4 R-3 Multiple-Family Residential District
 - 4.1.5 MH Mobile-Home District
 - 4.1.6 C-1 Neighborhood Commercial District
 - 4.1.7 C-2 General Commercial District
 - 4.1.8 C-3 Planned Shopping Center District
 - 4.1.9 I-1 Restricted Light-Industrial District
 - 4.1.10 I-2 Light-Industrial District
 - 4.1.11 I-3 Heavy-Industrial District
- 4.2 The districts are bounded and defined as shown on a map entitled "Zoning District Map for Arcadia, Missouri, attached hereto and made a part of this Ordinance. The Zoning District Map, and any amendments thereto, and all explanatory material thereon shall have the same force and effect as if all were fully set forth or described herein. The original Zoning District Map shall be kept and maintained by the City Clerk and shall be available for inspection and examination by members of the public at all reasonable times as any other public record.

4.3 Where uncertainty exists with respect to the boundaries of any of the districts contained on the Zoning District Map, the following rules shall apply:

4.3.1 Where district boundaries on the Zoning District Map are indicated as approximately following the centerlines of streets, highways, or railroads, said boundaries shall be deemed to be located at such midpoints.

4.3.2 Where district boundaries are so indicated on the Zoning District Map that they approximately follow lot lines or section lines, said lines shall be construed to be said boundaries.

4.3.3 Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the City unless otherwise indicated.

4.4 Except as hereinafter provided:

4.4.1 No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless in compliance with the regulations herein specified for the zoning district in which it is located.

4.4.2 No building shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, or to have narrower or smaller rear yards, front yards, side yards, or inner and outer courts than is specified for the zoning district in which said building is located.

4.4.3 No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.