

SECTION 51.04. ESTABLISHMENT OF ZONING CLASSIFICATIONS

Subd. A. Establishment of Districts. The following classifications are hereby established within the City of Delano:

1. **Rural Districts.**
 - a. R-A, Rural/Agricultural District

2. **Residential Districts.**
 - a. R-E, Single Family Estate Residential District.
 - b. R-1, Single Family Residential District.
 - c. R-2, Single Family Residential District.
 - d. R-3, Single Family Residential District.
 - e. R-4, Single Family Residential District.
 - f. R-5, Single Family Residential District.
 - g. R-6, Single and Two Family Residential District.
 - h. R-7, Medium Density Residential District.
 - i. R-8, High Density Residential District.
 - j. R-B, Residential Business District.

3. **Business Districts.**
 - a. B-1, Neighborhood Business District.
 - b. B-2, General Business District.
 - c. B-3, Highway Business District.
 - d. B-4, Central Business District.

4. **Industrial Districts.**
 - a. B-W, Business/Warehouse District.
 - b. I-1, Limited Industry District.
 - c. I-2, General Industry District.

5. **Special Districts.**
 - a. PUD, Planned Unit Development District.
 - b. S, Shoreland District.
 - c. W, Wetland Systems District.

Subd. B. Map. The location and boundaries of the districts established by this Ordinance are hereby set forth on the zoning map, entitled “zoning map of Delano.” Said map shall remain on file with the Zoning Administrator, and hereinafter referred to as the “zoning map”, which map and all of the notations, references and other

information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Ordinance by reference.

Subd. C. Zoning District Boundaries. Zoning district boundary lines of this Ordinance follow lot lines, railroad right-of-way lines, the center of watercourses or the corporate limit lines, all as they exist upon the effective date of this Ordinance.

1. Appeals concerning the exact location of a zoning district boundary line shall be heard by the City Council serving as the Board of Adjustment and Appeals.
2. When any street, alley or right-of-way vacated by official action of the City, the zoning district abutting the center line of said alley or other public right-of-way shall not be affected by such proceedings.

Subd. D. Annexations. In the event of annexation proceedings becoming final before the permanent zoning is determined, the annexed area shall be placed in the R-A, Rural/Agricultural District and such classification shall be considered an interim step pending permanent classification.