

SECTION 15: GENERAL ZONING DISTRICT PROVISIONS

Subdivision 1: DISTRICT ESTABLISHMENT

The following zoning district classifications are established within the City of Rockville:

1. "A-40" Agricultural District
2. "R-1" Single Family Residential District
3. "R-2" Two Family Residential District
4. "R-3" Multiple Family Residential District
5. "B-1" Central Business District
6. "B-2" General Business District
7. "I-1" Industrial District
8. "I-2" General Industrial District (Sewered)
9. "SP-1" Special Protection

Subdivision 2: ZONING DISTRICT APPLICATION

1. **Official Zoning Map.** The boundaries of the districts identified in this Section are established and adopted as shown upon the Official Zoning Map on file in the City Clerk's office, designated "The Official Zoning Map of the City of Rockville, Minnesota," and bearing the signatures of the Mayor, and City Clerk. The Official Zoning Map, with all notations, references, data and other information, is made part of this Ordinance as if it were fully set forth in this Ordinance.
2. **Amending Official Zoning Map.** The Zoning Administrator will maintain the Official Zoning Map and make any necessary amendments as authorized by law and this Ordinance. The Zoning Administrator will record all amendments to the Official Zoning Map on the Official Zoning Map within thirty (30) days after adoption by the City Council. The Official Zoning Map will be available for public inspection at all reasonable times during which the City Hall is customarily open.
3. **Annexed Land.** All land which may later become a part of the City of Rockville through annexation will be automatically classified in the "A-

40" Agricultural District until otherwise changed by amendment procedure as prescribed in this Ordinance.

Subdivision 3: ZONING DISTRICT BOUNDARIES

The boundaries of districts are the center lines of streets and alleys; the center of streams; the shorelines of rivers and lakes; the rear lot lines where there are not alleys; the side lines of recorded lots or designated distances where land is unplatted.

Subdivision 4: USES NOT PROVIDED FOR WITHIN ZONING DISTRICTS

1. **Prohibited if not permitted**. Whenever in any zoning district a use is not specifically permitted the use is considered prohibited.
2. **Uses not listed**. The City Council, the Planning Commission, or a property owner may request a study by the City to determine if the use is acceptable and if so what zoning district would be most appropriate and the determination as to conditions and standards relating to development of the use. The City Council and/or Planning Commission upon receipt of the staff study may, if appropriate, initiate an amendment to the Zoning Ordinance to provide for the particular use under consideration or may find that the use is not compatible for development within the City. The Planning Commission and the City Council may also determine that a use which is not listed is essentially the same as a listed use and treat a use as the same as the listed use.