

Section 300: Districts Established

For the purpose of this Ordinance, the City of Marysville is hereby divided into the following districts.

R1-A	One-Family Residential District
R1-B	One-Family Residential District
R1-C	One-Family Residential District
RM	Multiple-Family Residential District
RMA	Multiple-Family Residential District
MH	Mobile Home District
RO	Restricted Office District
C-1	Local Commercial District
C-2	Community Business District
C-3	Thoroughfare Business District
IRO	Industrial Research Office District
M-1	Light Industrial District
M-2	General Industrial District
TD	Traditional Downtown District

Section 310: Zoning Maps

Each area shall be set forth on maps containing such information as may be acceptable to the City Council and showing by appropriate means the various districts into which the area is divided, which maps shall be titled "Zoning District Map of the City of Marysville" and shall bear the date adopted or amended and it shall be the duty of the City Clerk to authenticate such records by placing his or her official signature thereon. Such maps with all explanatory matter thereon, are hereby made a part of this ordinance and shall be as much a part of this Ordinance as if the matter and information set forth thereon were all fully described herein.

Section 320: District Boundaries Interpreted

Where uncertainty exists with respect to the boundaries of any districts established in this Ordinance as shown on the Zoning District Maps, the following rules shall be applied:

1. Boundaries indicated as approximately following the center lines of streets, alleys or highways, such center lines shall be construed to be said boundaries.
2. Boundaries indicated so that they approximately follow lot lines shall be construed as following such lot lines.

3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public right-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Section 330: Text Interpreted

Where uncertainty exists with respect to uses permitted in any district, or any condition set forth in this Ordinance, the following rules shall apply.

1. No use of land shall be permitted in any use district except those uses specifically set forth in the district.
2. Uses or structures not specifically permitted in a zoning district shall be prohibited in such district.
3. Unless otherwise provided for in this ordinance where uses of yard areas are indicated as being permitted, the use of any other yard area for such use shall be prohibited.

Section 340: Zoning of Vacated Areas

Whenever any street, alley or other public way, within the City shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same zone district as the property to which it attaches.

Section 350: Zoning of Annexed Areas

Whenever any area is annexed to the City of Marysville, one of the following conditions will apply:

1. Land that is zoned prior to annexation shall be classified as being in whichever district of this Ordinance most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the City Council and the Council shall approve same by resolution.

2. Land not zoned prior to annexation shall be automatically classified as an R1-A District until a Zoning Map for said area has been adopted by the City Council. The Planning Commission shall recommend the appropriate zoning districts for such area within three (3) months after the matter is referred to it by the City Council.

Section 360: District Requirements

All buildings and uses in any district shall be subject to the provisions of ARTICLE 16 GENERAL PROVISIONS and ARTICLE 17, GENERAL EXCEPTIONS.