

ARTICLE IV DISTRICT AND BOUNDARIES

Section 1. District Classifications: In order to classify, regulate and restrict the location of trades and industries, and the location of buildings designed for specified uses; to regulate and limit the intensity of the use of lots; to regulate and determine the area of yards and other open spaces surrounding buildings and to regulate and restrict the density of population, the Liberal Metropolitan Area Planning Commission Area is hereby divided into districts designed as follows:

- "A-L" Agricultural District
- "R-1" Single Family Dwelling District
- "R-2" Two Family Dwelling District
- "R-3" Multiple Family Dwelling District
- "P-D" Planned Unit Development District
- "M-H" Mobile Home District
- "M-P" Mobile Home Park District
- "TT-P" Travel Trailer Park District
- "C-O" Commercial Office Building District
- "C-1" Neighborhood Shopping District
- "C-2" General Commercial District
- "C-3" Core Commercial District
- "I-P" Industrial Park District
- "I-1" Light Industrial District
- "I-2" Heavy Industrial District
- "I-2A" Heavy Industrial District

Section 2. Zoning District Map: The boundaries of the districts are shown on the map and/or sections thereof attached hereto and made a part of this Ordinance, which map is designated as the "Zoning District Map". The Zoning District Map and all the notations, references, and other information shown there were all fully set forth or described herein. Copies of the Zoning District Map are properly attested and are on file with the Clerk of the City of Liberal.

Section 3. Annexation Rule: All lands which are hereafter annexed to the City shall be in the "R-1" Single Family Dwelling District, unless said lands shall have been previously zoned a different classification by Ordinance or Resolution of the City and/or the Liberal Metropolitan Area Planning Commission, in which event the zoning previously made shall continue as to said annexed lands, until changed, in the same manner as provided herein for zoning changes. Land added to the Extraterritorial area as the result of annexation by the City, shall be classified as "A-L" Agricultural District until changed by rezoning procedures herein authorized.

Section 4. Rules Where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules apply:

- A. The district boundaries are the centerline of either street or *alleys* unless otherwise shown.
- B. Where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the district unless the boundaries are otherwise indicated on the map.
- C. In unsubdivided property, the district boundary line on the map accompanying and made a part of this Ordinance shall be determined by the use of the scale appearing on the map.