Zoning Districts and Map

2400.2100 Zoning districts established.

The following zoning districts for the Capitol area are established:

A. government district (G-1);

B. government district (G-2);

C. moderate density residential district (RM);

D. mixed use district (MX);

E. mixed use – downtown district (MXD); and

F. central corridor overlay district (CC-O).

2400.2105 Zoning map.

Subpart 1. Establishment of zoning districts.
The Capitol area is divided into zoning districts as shown on the official zoning map entitled Zoning Districts for the Capitol area in subpart 2. The map and any amendments with all explanatory material are part of this chapter.

2400.2110 Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts established in this chapter as shown on the official Capitol area zoning district map in part 2400.2105, subpart 2, then items A to D govern.

A. Where district boundaries are indicated as approximately following the center line of streets or highways, street lines, or highway right-of-way lines, the center lines are the boundaries.

B. Where district boundaries are indicated as approximately following the lot lines, the lot lines are the boundaries.

C. Where district boundaries are indicated as being approximately parallel to the center lines of street or the center lines of right-of-way lines of highways or railroads, the district boundaries shall be construed as being parallel to the center lines and at the distances from them indicated on the Capitol area zoning district map.

D. Where unzoned property exists, or where, due to the scale, lack of detail, or illegibility of the zoning map, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown on the map, the exact location of district boundary lines shall be determined by the board upon the written application of a property owner or upon its own motion.

Subp. 2. Zoning Districts for the Capitol Area.

