

## *ARTICLE VI*

### *DISTRICTS AND BOUNDARIES*

**SECTION 1. DISTRICT CLASSIFICATIONS:** In order to classify, regulate, and restrict the location of trades, industries, residential uses, and other uses; the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings; 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 Downs Zoning Jurisdiction is divided into districts designated as follows:

“A – L”	Agriculture District
“R – L”	Residential Low Density District
“R – 1”	Single-Family Dwelling District
“R – 2”	Two-Family Dwelling District
“R – 3”	Multiple-Family Dwelling District
“PUD”	Planned Unit Development
“M– H”	Manufactured Home District
“M– P”	Manufactured Home Park District
“C – S”	Highway Service District
“C – 1”	Central Business District
“C – 2”	General Commercial District
“C – 3”	Adult Entertainment District
“I – 1”	Light Industrial District
“I – 2”	Heavy Industrial District

**SECTION 2: ZONING DISTRICT MAP:** The boundaries of the zoning 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 Map,” City of Downs, Kansas. The Zoning Map and all the notations, references, and other information shown thereon are a part of this Ordinance and have the same force and effect as if said map and all the notations, references, and other information shown thereon were all fully set forth or described herein. Copies of the Zoning Map are properly attested and are on file with the City Clerk of Downs, Kansas.

**SECTION 3: ANNEXATION RULE:** All territory which may hereafter be annexed to the city shall be annexed as “R – 1” Single-Family Dwelling District until or unless otherwise established by ordinance.