Article III: **Zoning Use Districts**.

Section 20-21. **Establishment of Districts**.

> For the purpose of this Chapter, the Town of Athens is hereby divided into Districts that shall be designated as follows:

Agricultural/Residential District (A/R)	Article IV
Business District (B)	Article V
Rum River Scenic District	Article VIII
Shorelands District (S)	Article IX
Subdistricts of the Shoreland District	
Special Protection (SP)	Article IX
Flood Plain Overlay District	Article X

Section 20-22. **Zoning Map**.

> The location and boundaries of the districts established by this Chapter are set forth on the zoning map attached hereto, the original of which shall be on file with the Town Clerk.
>
> The zoning map may change from time to time; thus, the original map attached hereto may not show subsequent amendments. Inquiry should be made of the Zoning Administrator to determine if any amendments to the zoning map have been adopted and as to their affect.
>
> Said map and all notation, references and other information shown thereon as hereafter amended shall have the same force and effect as if fully set forth herein.

Section 20-23. **Detachment**.

> In the event of changes in the Town boundaries, the boundaries of the internal zoning districts shall be extended or retracted accordingly.

Section 20-24. **Zoning District Boundaries**.

(a) Boundaries indicated as approximately following the centerlines of streets, highways, alleys or railroad lines shall be construed to follow such centerlines.

(b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(c) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in shore line, shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, lakes, or other such bodies of water shall be construed as following such boundaries.

(d) Boundaries indicated as approximately following the Town boundaries shall be construed as following such boundaries.

(e) Where a district boundary line divides a lot that was in single or common ownership at the time of passage of this Chapter and if either portion of the lot is undevelopable under the provisions of the district within which it is located without obtaining a variance, the Planning Commission shall determine the location of the district boundary.

(f) If district boundaries, as interpreted by the Zoning Administrator, are contested, the Planning Commission shall make a judgment as to the location of the district boundaries. When boundaries are in dispute, the burden of proof shall lie with the applicant.

(g) If Shoreland District boundaries, as interpreted by the Zoning Administrator, are contested, the Planning Commission shall make a judgment as to the location of the district boundaries. A judgment by the Commissioner of the Department of Natural Resources may also be sought in the event that agreement relative to precise location of shoreland district boundaries cannot be obtained.

(h) Where a conflict exists between the Flood Plain limits illustrated on the official Zoning Map and the actual field conditions, the flood elevations shall be the governing factor in locating the flood plain limits. The boundaries of the Flood Plain Overlay District shall be determined by scaling distance of the official Flood Zone Maps.

(i) The maps and text of the Flood Insurance Study for Isanti County (which includes the section for Athens Township), prepared by the Federal Emergency Management Agency (FEMA), dated November 5, 2003, and the Flood Insurance Map, dated November 5, 2003, and the Flood Insurance Rate Map dated November 5, 2003, are hereby adopted as the official Flood Zone maps for purposes of administration of this Chapter. A copy of the referenced maps shall be on file in the office of the Zoning Administrator.

Section 20-25. **District Regulation**.

The regulation of this Chapter within each district shall be the minimum regulations and shall apply uniformly to each class or kind of structure of land except as hereinafter provided:

(a) No building, structure or land shall hereafter be used or occupied and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

(b) No building or other structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or small rear yards, front yards, side yards or other open spaces, than herein required; or in any other manner contrary to the provision of this Chapter.

(c) No yard or lot existing at the time of passage of this Chapter shall be reduced in dimension or area below the minimum requirement set forth herein. Yards or lots created after the effective date of this Chapter shall meet at least the minimum requirement of this Chapter.

Section 20-26. **Public Waters Classification**.

The following are protected waters in Athens Township:

Number	Name	Classification	Section
30.26	Athens WMA	NE	5, 8 (E)
30-63	Unnamed	NE	7, 8 (E)
			12, 13 (W)
30-27	Stratton Lake	NE	17, 18, 19 (E)
30-29	Unnamed	NE	17 (E)
2-100	Smith	NE	23 (W)

Note: Classification NE means Natural Environment.

The following natural and altered natural watercourses are considered protected waters:

Name – Classification	Section	From Township	Range	Section	To Township	Section
Rum River (RR) W & S	7	35	25	20	34	24
Unnamed to RR – TR	30 Basin 100	35	24	15	34	24
Cedar Creek (CC) – TR	2, 16	34	23	21,15	34	23
Unnamed to CC -- TR	8 Basin 26	34	23	16	34	23
Unnamed to Unnamed	35	35	23	2	24	23
North Branch Sunrise – River (NBSR) – TR	1	34	23	36	35	23
Seelye Brook – TR	7	34	24	23	34	25
Unnamed to CC – TR	Hwy. 65	35	23	2	34	23

Note: W & S means Wild and Scenic; TR mean Tributary.

Section 20-27 thru 20-30.   **Reserved**.