

TITLE FIVE – ZONING USE DISTRICTS and MAP

CHAPTER 1141 USE DISTRICTS ESTABLISHED: MAP INCORPORATED

1141.01 DISTRICTS ESTABLISHED.

1141.02 DISTRICT MAP INCORPORATED.

1141.03 DISTRICT BOUNDARIES.

CROSS REFERENCES

Basis of Districts – See Ohio Revised Code 713.10

Zoning District Map defined – See P. & Z. 1131

Use of District Regulations – See P. & Z. Title Seven

1141.01 DISTRICTS ESTABLISHED.

The Municipality is hereby divided into ten (10) districts, known as:

“A-1” Agricultural District

“S-1” Special District

“R-1” Residential District

“R-2” Residential District

“R-3” Residential District

“R-4” Residential District

“B-1” Neighborhood Business District

“B-2” Highway Business District

“B-3” Central Business District

“M-1” Light Industrial District

“M-2” General Industrial District

“M-3” Mineral Extraction, Storage and Processing District

(Ord. 5-97. Passed 2-4-97.)

1141.02 DISTRICT MAP INCORPORATED.

- A. The boundaries of the districts are shown upon the map, designated as the “Zoning District Map”, which is made a part of this Zoning Ordinance.
- B. The Zoning District Map and all the notations, references and other Information, shown thereon, are a part of this Zoning Ordinance and

have the same force and effect as if the Zoning District Map and all notations, references and other information, shown thereon, were all fully set forth or described herein.

- C. The original Zoning District Map is properly attested and is on file with the Fiscal Officer.

(Ord. 10-63. Passed 2-10-64.)

1141.03 DISTRICT BOUNDARIES.

- A. The district boundary lines on the Zoning District Map are intended to follow either streets, alleys or lot lines.

- B. Where the districts designated on the Map are bounded approximately by such streets, alleys or lot lines, the streets, alleys or lot lines shall be construed to be the boundaries of the districts,

Unless such boundaries are otherwise indicated on the Map.

- C. In the case of an unsubdivided property, the district boundary lines shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions.

- D. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of such railroad line.

- E. All territory, which may hereinafter be annexed to the Municipality, shall be automatically classified into the "R-1" Residential District until otherwise changed by ordinance, subject to Chapter 1143.

- F. Whenever any street, alley or other public way is vacated by Council, the zoning district adjoining such side of such street, alley or public way shall be automatically extended to the center of such vacation, to all appropriate regulations of the extended district.

(Ord. 5-97. Passed 2-4-97.)