

TITLE FIVE - Zoning Districts and Regulations

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**CHAPTER 1139
 Establishment of Districts and Map**

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CROSS REFERENCES

- Zoning of annexed areas - see Ohio R.C. 303.25, 519.18
 Council may amend zoning - see Ohio R.C. 713.10
 Basis of districts - see Ohio R.C. 713.10

1139.01 ESTABLISHMENT OF ZONING DISTRICTS.

For the purpose of regulating and restricting the location of buildings, structures and land use, the City is divided into zoning districts as shown on the Official District Map. These districts include the following and may be illustrated on the Official District Map:

R-0	Low Density Annexation District
R-1	Single-Family Residential District
R-3	One- and Two-Family Residence District
R-4	Multi-Family Residential District
B-1	Local Business District
B-2	Mixed Use District
B-4	General Business District
DRD	Downtown Redevelopment District
M-1	Restricted Industrial District
M-2	General Industrial District
OA	Open Area District
PUD	Planned Unit Development District

(Ord. 29-07. Passed 9-4-07.)

1139.02 OFFICIAL DISTRICT MAP.

The location and boundaries of zoning districts are shown on the map entitled the "Official District Map." A certified copy of this map is on file at the city offices located in the Community Center together with all notations, dimensions, and designations shown thereon are hereby declared to be a part of this Ordinance. Such Official District Map, properly attested, shall remain on file in the office of the Director of Zoning or his/her authorized representative and shall be available for public inspection.

A. Zoning Map Legend

There shall be provided on the Official District Map, a legend which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors or black and white patterns may be used in place of symbols to identify the respective zoning districts in such legend. In addition to such legend, the Official District Map shall provide sufficient space for compliance with Zoning Map Amendments.

B. Identification of the Official District Map

The Official District Zoning map shall be drawn on a permanent reproducible material and identified by the signature of the Mayor and attested by the City Clerk, and bearing the seal of the City with the date of adoption of this Ordinance. The map shall be maintained by the Director of Zoning and shall remain on file in the Office of the Director of Zoning or his/her authorized representative.

C. Interpretation of District Boundaries

The Director of Zoning has the authority to interpret the Official District Map and shall follow the following rules:

1. Where district boundaries appear to be approximately parallel to the center lines or street lines of streets or the center lines or right-of-way lines of highways, such district boundaries shall be construed as parallel thereto and at such distance therefor as indicated on the Official District Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official District Map.
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

3. Where district boundaries are indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
4. Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the City, unless otherwise indicated.
5. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.
6. For unsubdivided property, the district boundary lines shall be determined by the use of the scale appearing on the Official District Map or by dimensions.
7. Whenever any street, alley, or other public right-of-way is vacated by official action of Council, the zoning district adjoining the side of such public way shall be extended automatically to the center of such vacation. Depending on the side or sides to which such lands revert, right-of-way thus vacated shall thenceforth be subject to all regulations of the extended district or districts.

1139.03 INTERPRETATION OF OFFICIAL DISTRICT MAP.

Any questions of interpretation of the Official District Map which cannot otherwise be resolved, shall be referred to the Board of Zoning Appeals for determination, in accordance with Section 1179.05.

1139.04 ZONING UPON ANNEXATION.

The following regulations shall apply to any areas annexed to the City:

- A. Any lot, tracts, or lands, which are residential in nature, shall be subject to zoning at the time of their annexation and shall be classified as being in the R-O District established by this Ordinance.
- B. Any lot, tracts or lands, which are not considered residential in nature, which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by this Ordinance most closely resembles the zoning that existed in the annexed territory prior to annexation.
- C. The Planning Commission and City Council shall act upon the zoning plan in accordance with the procedures governing amendments to this Ordinance.
- D. (EDITOR'S NOTE: Former subsection D. was repealed by Ordinance 53-04, passed December 21, 2004.)

- E. The Planning Commission and Council may, during the course of annexation proceedings and before the acceptance of territory proposed to be annexed, undertake public hearings, give notice of proposed zoning, and do all things necessary to achieve municipal zoning for annexed territory contemporaneously with, or immediately after, the acceptance of annexed territory.
(Ord. 53-04. Passed 12-21-04.)

1139.05 ZONING MAP AMENDMENTS.

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Director of Zoning shall amend the Official District Map to reflect such change, and shall note the effective date of such change, together with appropriate reference to the Ordinance authorizing such change. The Official District Map shall then be signed by the Mayor and attested to by the Clerk.