

CHAPTER 1139  
ZONING DISTRICTS AND MAP

1139.01	Districts.	1139.04	Zoning upon Annexation.
1139.02	Uncertainty of Boundary Location.		

CROSS REFERENCES

District defined- see P. & Z. 1131.02 (20)  
Zoning of annexed areas- see O.R.C. 303.25, 519.18  
Basis of districts- see O.R.C. 713.10

1139.01 DISTRICTS:

In order to carry out the intent and purpose of this Zoning Code the Village is hereby divided into the following districts:

- |          |                                   |
|----------|-----------------------------------|
| (a) R-1A | One Family Residential District   |
| (b) R-1B | One Family Residential District   |
| (c) R-1C | One Family Residential District   |
| (d) R-2  | Two Family Residential District   |
| (e) R-3  | Multi-Family Residential District |
| (f) R-4  | Multi-Family Residential District |
| (g) R-5  | Multi-Family Residential District |
| (h) B-1  | General Business District         |
| (i) B-2  | Convenience Shopping District     |
| (j) B-3  | Neighborhood Business District    |
| (k) B-4  | Central Business District         |
| (l) I-1  | Light Industrial District         |
| (m) I-2  | Heavy Industrial District         |
| (n) F-1  | Floodway District                 |
| (o) A-1  | Agricultural District             |

1139.03 DISTRICT BOUNDARIES:

(a) The boundaries of the zoning districts listed in Section 1139.01 are shown on the Zoning Map of the Village. This Map, together with all explanatory data thereon, including all changes thereof as hereinafter provided, shall be incorporated and made a part of this Zoning Code.

(b) The official Zoning Map shall be identified by the signature of the Mayor attested by the Clerk of Council and bearing the seal of the Village under the following words: "This Zoning Code of the Village of Arcanum (include date of adoption)". If, in accordance with the provisions of this Zoning Code, changes are made in district boundaries or other matter portrayed on the Zoning Map, such changes shall be made on the Zoning Map within five normal working days after the amendment has been approved by Council, together with an entry on the Zoning Map as follows: "On (date), by official action of Council the following change(s) were made (brief description with reference number to Council Proceedings)".

(c) The original and one copy of the Map are to be maintained and kept up to date (one copy on public display in the Municipal Building and the original in the Clerk of Council's office), accessible to the public, and shall be final authority as to the current zoning status of lands, buildings and other structures in the Village.

1139.04 UNCERTAINTY OF BOUNDARY LOCATION:

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- (g) R-5 Multi-Family Residential District
- (h) B-1 General Business District
- (i) B-2 Convenience Shopping District
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1139.04 UNCERTAINTY OF BOUNDARY LOCATION:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- (a) Boundaries indicated as approximately following the center line of streets, highways or alleys shall be construed to follow such center lines;
- (b) Boundaries indicated as approximately following the lot lines shall be construed as following such lot lines;
- (c) Boundaries indicated as approximately following Village limits shall be construed as following Village limits;
- (d) Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks;
- (e) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines;
- (f) Boundaries indicated as parallel to or extensions of features indicated in subsection (a) through (e) hereof shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Map;
- (g) Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections (a) through (f) hereof, the Appeals Board shall interpret the district boundaries.

1139.05 ZONING UPON ANNEXATION:

Whenever any area is annexed to the Village, one of the following conditions will apply:

- (a) Land that is zoned previous to annexation shall be classified as being in whichever district of this Zoning Code most closely conforms with the zoning that existed prior to annexation, such classification to be recommended for an interim period, by the Planning Board to Council and Council shall approve same after public hearing
- (b) Land not zoned prior to annexation shall be classified in the same manner into whichever district of this Zoning Code most closely conforms to the existing use of the annexed area.
- (c) In all cases, within three months after the effective date of annexation, the Planning Board shall recommend the appropriate permanent zoning districts for such areas to Council and the Map shall be amended according to the prescribed procedure set forth in Chapter 1137.