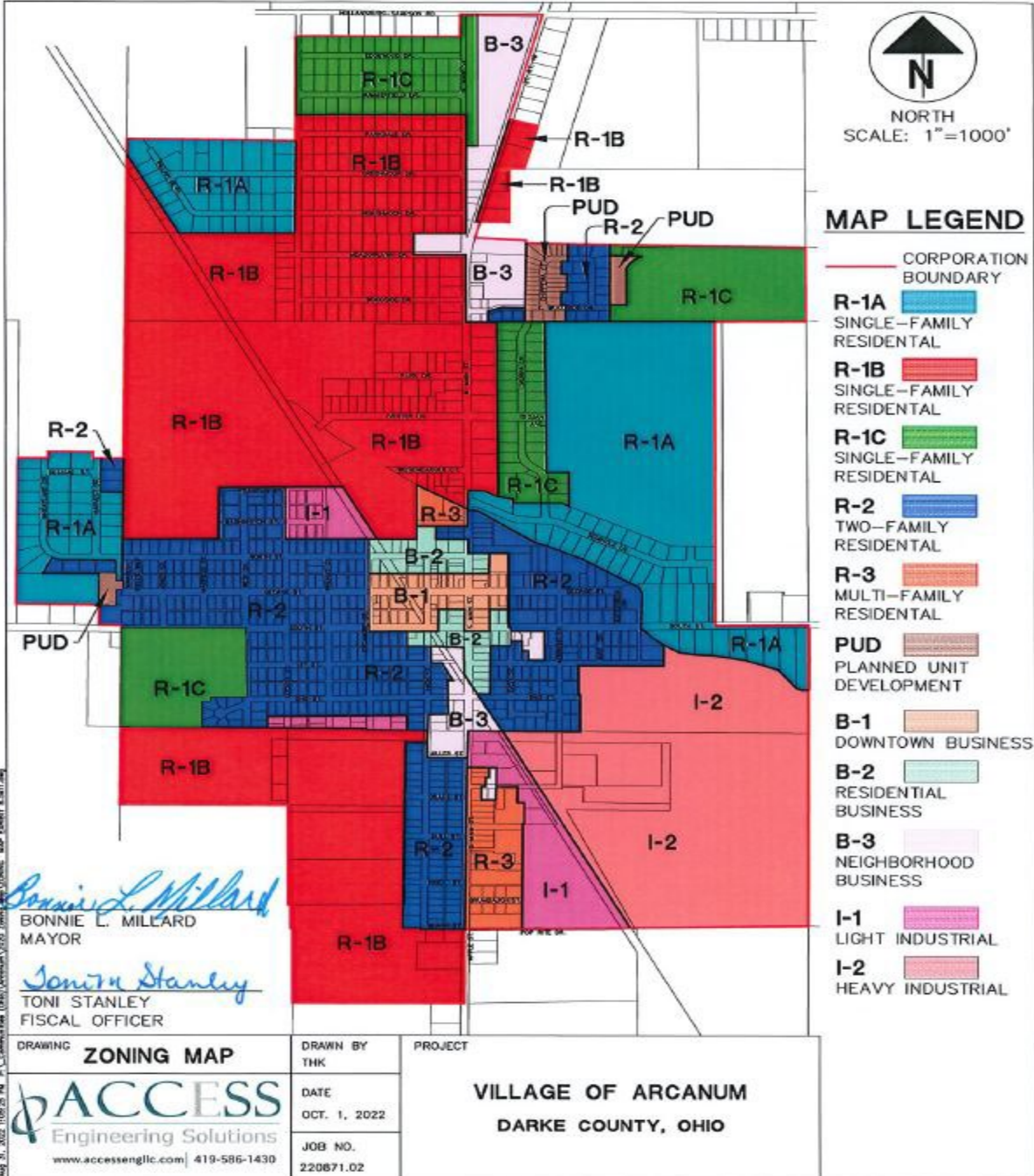


CHAPTER 8 ZONING DISTRICTS AND MAP

The intent of this Chapter is to establish zoning districts in order to realize the general purpose set forth in the Chapter 1 General Provisions of this Zoning Code, to provide for orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

SECTION 8.1 – OFFICIAL ZONING MAP



SECTION 8.2 – ESTABLISHMENT OF ZONING DISTRICTS

The following zoning districts are hereby established for the Village of Arcanum, Ohio:

- 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.** PUD Planned Unit Development
- G.** B-1 Downtown Business District
- H.** B-2 Residential District
- I.** B-3 Neighborhood Business District
- J.** I-1 Light Industrial District
- K.** I-2 Heavy Industrial District
- L.** FP Floodplain District

SECTION 8.3 – OFFICIAL ZONING MAP CERTIFICATION

- A.** The boundaries of the zoning districts listed above are shown on the Official 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 Ordinance.
- B.** The Official Zoning Map shall be certified by the signature of the Mayor attested by the Clerk of Council. If, in accordance with the provisions of this Zoning Code, changes are made in district boundaries or other data portrayed on the Official Zoning Map, these changes shall be made on the Official Zoning Map within thirty (30) business days after the effective date of the amendment.
- C.** The original and one copy of the Official Zoning Map are to be maintained and kept up to date, with one copy on public display in the Administration Office and accessible to the public, which shall be the final authority as to the current zoning status of lands, buildings, and other structures in the Village.

SECTION 8.4 – RULES FOR MAP INTERPRETATION

- A.** When definite distances in feet are not shown on the Official Zoning Map, the district boundaries on the Official Zoning Map are intended to be along existing street, alley, or property lines or extensions thereof, and if the exact location of such line is not clear it shall be determined by either supplemental detail drawings or rules of interpretation, adopted by the concurring vote of four members of the Planning and Zoning Commission.
- B.** When the streets or alleys on the ground differ from the streets or alleys on the Official Zoning Map, the Planning and Zoning Commission may apply the district designation of the map to the property on the ground in such manner

as to conform to the intent and purposes of this Section in the judgment of said Commission.

SECTION 8.5 – INTERPRETATION OF DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any zoning district boundary unless such boundary is specifically indicated on the Official Zoning Map.

- A.** Where district boundaries are so indicated as approximately following the centerlines of streets, or street right-of-way lines, such centerlines, street lines, or right-of-way lines shall be construed to be said boundaries.
- B.** Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- C.** Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right-of-way lines, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
- D.** 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.
- E.** 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 Village unless otherwise indicated.
- F.** Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits.
- G.** Whenever any street, alley, railroad right-of-way, or other public way is vacated by official action of the Village Council, the zoning district adjoining each side of such street, alley, railroad right-of-way, or public way shall automatically extend to the center of such vacated way and all area included in the vacation shall then be subject to all appropriate regulations of the extended districts. In the event of a partial vacation, the adjoining district, or district nearest the portion vacated, shall be extended automatically to include all the vacated area. Any vacation of right-of-way or public way shall be subject to Ohio Revised Code Section 723.041 and the right of permanent easement of any utility located on, over, or under such vacated public way or part thereof shall continue.

SECTION 8.6 – ZONING UPON ANNEXATION

When land is annexed to the Village, the same shall be zoned the same as the land that is contiguous within the Village and most closely in accordance with the existing use of the land already within the Village.

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