

## **CHAPTER 1110. DISTRICTS ESTABLISHED; MAP AND BOUNDARIES**

### **1110.01. Districts established.**

For the purpose of this Zoning Ordinance, the City is hereby divided into zoning districts. Such districts are designated as follows:

(a) Residential Districts.

- A-1 Agricultural District
- R-SF Single-Family Residential District
- R-NT Neighborhood Transition Residential District
- R-NX Neighborhood Mixed Residential District
- R-MF Multi-Family Residential District

(b) Commercial Districts.

- C/I Civic/Institutional District
- C-NX Neighborhood Mixed Commercial District
- C-DC Downtown Commercial District
- C-CC Community Commercial District
- C-GC General Commercial District

(c) Industrial Districts.

- I-1 Light Industrial District
- I-2 General Industrial District

(d) Planned Unit Developments.

- R-PUD Residential Planned Unit Development
- C-PUD Commercial Planned Unit Development
- MX-PUD Mixed-Use Planned Unit Development
- I-PUD Industrial Planned Unit Development

(e) Special Districts.

- Downtown Historic District
- Southwest Area District

### **1110.02. Zoning map.**

- (a) Those districts established in Section 1110.01 are bounded and defined as shown on the map entitled "Official Zoning District Map" of the City, which map, together with all notations, references, data, district boundaries and other information shown thereon, is hereby made a part of this Zoning Ordinance.

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- (b) If, in accordance with the provisions of this Zoning Ordinance and the Ohio Revised Code, changes are made in district boundaries or other matters portrayed on the Map, such changes shall be made on the Map within thirty (30) days of such changes.
- (c) The Official Zoning District Map shall be and remain on file in the office of the Planning and Community Development Department. Regardless of the existence of other purported copies of the map, which may be made or published from time to time, this copy of the Map shall be the final authority as to the current zoning status of lands, buildings and other structures in the City.

**1110.03. Interpretation of district boundaries.**

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

- (a) Where Boundaries Approximately Follow Streets, Alleys, Highways or Lot Lines. Except where referenced on the Zoning Map to a street or alley line or other designated line by dimensions shown on such Map, the district boundary lines follow lot lines or the centerlines of streets or alleys as they existed at the time of the adoption of this Zoning Ordinance.
- (b) Where Boundaries Parallel Street Lines, Alley Lines or Highway Right-of-Way Lines. Where district boundaries are so indicated that they are approximately parallel to the center line or street line of streets, the center line or alley line of alleys, or the center line or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Zoning Map.
- (c) Extension of District Where Lot Divided. Where a district boundary line established in this Zoning Ordinance or as shown on the Zoning Map divides a lot which was in single ownership at the time of enactment of this Ordinance, the use authorized thereon and the other district requirements applying to the most restricted portion of such lot under this Ordinance shall be considered as extending to the entire lot.
- (d) Vacation of Public Ways. Whenever any street, alley, or other public way is vacated by official action as provided by law, the zoning district adjoining each side of such public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended.
- (e) Resolving Disputes. All uncertainties and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals according to the rules and regulations which it may adopt.

**1110.04. Property not included; annexation.**

In every case where property has not been specifically included within a district, the same is hereby declared to be in the A-1 District. Territory annexed to or consolidated with the City subsequent to the effective date of this Zoning Ordinance shall, upon the effective date of such annexation or consolidation, become a part of the A-1 District. Such districting may be temporary, and the Planning Commission may recommend to Council within a period of time, not to exceed six (6) months from such date of annexation or consolidation, a final Zoning Map designation for the annexed territory.