

ARTICLE IV

ESTABLISHMENT OF DISTRICTS

SECTION 400-406

ARTICLE 4

ESTABLISHMENT OF DISTRICTS

400 Purpose.

The purpose of this article is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Resolution, 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.

401 Establishment of Districts.

The following zoning districts are hereby established for the Township of Dover, Ohio:

- RI Agricultural and Rural Residential
- R-2 Single-Family Residential
- C-N Commercial Neighborhood District
- C-O Commercial General District
- 1-43 General Industrial District

Nothing in this Article shall be construed to require the actual location of any district on the Official Zoning Map, as it is the intent of this Resolution to provide the flexibility in its administration to allow future expansion and emendation.

402 Zoning District Map.

The districts established in Section 401, as shown on the Official Zoning Map, which, together with all data, reference, explanatory material and notations thereon, are hereby officially adopted as part of this Resolution and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing

403 Zoning Map Legend.

There shall be provided on the Official Zoning 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 Zoning Map shall provide sufficient space for compliance with Section 407.

404 Identification of Official Zoning Map.

The Official Zoning Map shall be properly identified by the signature of the Chairman of the Board of Township Trustees, as attested by the Township Clerk, and bearing the official seal. The map shall be maintained by the Zoning Inspector, and shall remain on file in the office of the Clerk. The Official Zoning Map shall control whenever there is an apparent conflict between the district boundaries as shown on the Map and the description(s) as found in the text of this Resolution or any other Resolution. The official Zoning Map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee as established by Resolution. Within 30 days of map amendments, the map shall be re-certified by the Chairman and the Clerk.

405 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.

1. Where district boundaries are so 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 said boundaries;
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 so indicated that they are 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 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;
4. Where the boundary of the district follows a railroad line, such boundary shall be deemed to be located in the middle of the main racks of said railroad line;

5. 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 Township unless otherwise indicated;
6. 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;
7. Whenever any street, alley, or other public way is vacated by official Board of Township Trustees action, the zoning district adjoining each side of such street, alley, or public way shall automatically be extended to the center of such vacation, and all areas within that vacation shall thenceforth be subject to all regulations appropriate to the respective extended districts.

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

406 Zoning Map Amendments.

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